

R E F E R E N C E
technical
document



The Preliminary Draft Plan: Policies and Standards

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The Draft Preliminary
State
Development
AND
Redevelopment
Plan
January 1988

The Preliminary Draft Plan: Policies and Standards

V. THE PRELIMINARY PLAN: POLICIES AND STANDARDS

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The intent of the New Jersey Development and Redevelopment Plan is outlined in the following pages in a series of policies and standards addressing statewide concerns within specific management areas, and concerns common throughout one or more of the eight tiers.

STATEWIDE POLICIES

Major State, infrastructure improvements will be approved and funded where they support and realize the objectives of the Development and Redevelopment Plan.

Infrastructure shall be provided as follows;

- Within growing areas, private development will pay its own way. -Assistance will be provided for infrastructure improvements within urban areas. -No assistance will be provided to any area in which growth is exceeding limits established in the plan for that tier.

Major mixed use centers shall be established, and shall include employment and housing, at locations to be determined at the State level.

STANDARDS

While the Development and Redevelopment Plan can accommodate full projected growth for the State in Tiers 1-5, Urban Centers, Older Suburbs, Growing Suburbs, Freestanding Towns, and Planned Urbanizing Areas, it provides for the accommodation of some growth between now and 2010 in Tiers 6, 7, and 8, Future Urbanized, Agriculture, and Conservation subject to the policies and standards set out in this plan.

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Standards to be developed for the various tiers or policy areas in the plan are intended-to set limits with regard to densities and intensities of use in each area. These limits are intended to be supportive of the purposes of the plan for each tier or policy area, as well as responsive to the various specific market conditions within each tier.

Tier 1 Urban Centers

Within Urban Centers, density and intensity standards shall respond to the following considerations:

a) In older "downtown" areas densities should be high enough to permit development of major new neighborhoods and communities on high cost lands in central locations in areas of greatest accessibility and highest amenity. A mix of high density residential uses with office and retail uses will be encouraged to foster in so far as is possible, location of residences near work and shopping places within such areas.

Densities must be sufficiently high to foster major private investment requiring as little as possible public subsidy. They must also be sufficiently high to support special amenities such as jitney or ferry service and structured parking, as appropriate. Intensity of office and retail uses should be sufficient to accommodate major employment and shopping centers. Typically such areas would be adjacent or close to a major development node including within it a commuter rail station and/or highway interchange.

b) On the periphery of older "downtown" areas there are extensive areas formerly occupied by manufacturing establishments and low-rise housing which housed the workers for such establishments. Because of their distance from special downtown amenities and major transportation system access points, land costs in these areas are considerably lower than in the most central locations. Their location adjacent to "downtown" has led to private reinvestment and renovation for residential use in some areas, while other areas have experienced deterioration and abandonment. Densities in these areas should be sufficiently high to encourage private reinvestment, but should reflect the much, lower land costs in these areas. Furthermore, densities should be sufficiently low to assure that availability of light and open space to each dwelling unit constitute the amenities associated with lower density residential living. Typically it may be expected that in residential redevelopment, densities may be lower than that of previous uses, and low-rise rather than mid-rise dwellings may be encouraged.

c) Intensities of non-residential uses should be defined so as to encourage continued use of existing manufacturing plants and adaptive reuse of such structures for other economically viable purposes, and to encourage retail services of to serve residential uses in the area* At the same time, intensities • must be limited either in terms of floor area ratio or through performance standards or both so that future non-residential uses in these areas do not cause a diminution in the quality of life in such areas.

Tier 2 Older Suburbs

Within older suburbs, the intent of the plan is to stabilize existing neighborhoods and communities. Density and intensity standards in this tier shall therefore respond to the following considerations:

- a) In support of a policy of stabilizing such areas residential infill will be encouraged in older suburbs at densities and in dwelling unit types compatible with existing residential uses.
- b) In recognition of changing household sizes in these suburbs, an increase in smaller higher density residential dwelling units will be permitted on sites in these areas meeting minimum parcel size and other standards designed to minimize adverse effects of such development upon neighborhood and community stability. Such criteria should include location at and near nodes along rapid transit corridors.
- c) In this tier, conversion will be permitted of single family dwelling units in excess of a given size to incorporate auxiliary dwelling units for older persons.

Tier 3 Growing Suburbs

Growing suburbs are typically served by the full range of community services. The intent of the plan is to encourage further development within these areas, to make the most efficient possible use of existing major public infrastructure investments and to prevent leapfrogging of development to areas of the State premature for development. It is at the same time the intent of the plan that development within these areas shall be compatible with existing neighborhoods. •

Within growing suburbs, density and intensity standards shall therefore respond to the following considerations:

- a) Densities and dwelling unit types in residential development in growing suburbs shall be at densities and of dwelling unit types compatible with the existing urban fabric in these areas.
- b) In order to encourage further private investment and compatible development within the Growing Suburbs Tier, higher densities than these prevailing at present may be permitted in planned unit developments on parcels of sufficient size to assure that such higher densities can be accommodated without significantly changing the character of existing neighborhoods.

Tier 4 Freestanding Towns

Freestanding towns, while no longer economically independent, represent a distinctive feature in the State's landscape and afford opportunities for a particular scale of residential environment. Typically, like the other Growth Tiers, Freestanding Towns are served by a full array of community services with additional unused capacity available. They are therefore able to accommodate further growth in a fiscally efficient manner. In order to protect the character of these towns as development proceeds, density and intensity standards for this Tier shall respond to the following considerations:

- a) Future residential development in Freestanding Towns shall be at densities and in dwelling unit types compatible with existing densities and dwelling unit types in each Town.
- b) Future residential development in Freestanding Towns shall be limited by the existing and planned capacity of public service systems.
- c) The location and design character of future infill development and development on the periphery of Freestanding Towns shall be compatible with and supportive of the special character of each of these Towns.

Tier 5 Planned Urbanizing Areas

With considerably more extensive undeveloped areas than the other "growth" tiers, and with either community services already in place or approved, or immediate accessibility within a high growth corridor, these areas have substantial potential for future growth, and can accommodate such growth in an efficient and fiscally sound manner. The design of the corridors as they cross this tier will be particularly important to its successful development. The abundance of large remaining undeveloped land parcels in this tier permits and calls for overall design of future growth within this Tier in order to achieve the most beneficial and efficient patterns of development and of supporting infrastructure. It is the intent of the Plan that the overall pattern of development within Tier 5 be particularly responsive to and supportive of major transportation facilities and, most particularly, existing and proposed commuter rail lines and stations. Both patterns and densities should be such as to generate the highest possible use of commuter rail service. Standards for density and intensity of use within Tier 5 must therefore take into account the following considerations:

- a) Rapid transit and development supportive of rapid transit will be encouraged in Tier 5. Reuse will be encouraged of underutilized available rail rights-of-way for rapid transit.
- b) Overall Corridor design and node designation shall be carried out by a State-funded land management entity.
- c) In corridors, medium to high residential densities will be encouraged, with additional bonus densities conditioned. upon:
 - 1) building at a designated node in accordance with a plan developed by the State funded land management entity.
 - 2) provision of a low and moderate income housing linkage, to assure development of affordable housing near employment centers.
 - 3) development in. accordance with design standards (pedestrian scale, mixed use, etc.)
 - 4) institution of a traffic management system.
 - 5) purchase of development rights for agricultural lands in Tier 8.

Tier 6 Future Development Area

Tier 6 includes all lands that are not presently served with community services that have not been identified as being of importance for either agricultural or conservation purposes. Lacking community services, while other tiers with substantial remaining development capacity have all such services available, Tier 6 is defined by the plan as premature for development, and standards regarding density and intensity of use for this area must be responsive to this definition.

- a) Residential development in Future Development Areas shall be in the form of mandatory clusters and rural estates.
- b) In this policy area, residential use by right shall be at densities determined by performance standards relating to water quality impacts.
- c) For the next 25 years clustering of dwelling units will be encouraged on lots of a maximum of 1/2 acre or whatever lot size is necessary to accept on site systems, with the remainder of the land area retained in agriculture or open space, where clustering is used, a maximum overall density of five dwelling units per acre will be permitted.

d) After 25 years, with extension of public services, the remaining buildout of these lands will be permitted at densities compatible with Policy Area 5, Planned Urbanizing Areas.

Tier 7 Agriculture Area

The intent of the plan with regard to Tier 7 is to preserve existing areas of agricultural use and value for such purposes, and standards regarding density and intensity of use in this Tier must be responsive to this intent.

a) In the Agricultural Area, residential use by right shall be at densities sufficiently low to foster continued farming of the land.

b) Landowners may sell the equivalent of one dwelling unit per five acres of land to a State development rights bank, giving up, thereby, their development rights for a period of 25 years. Funding for the State development rights bank will be obtained through a real estate transfer tax with minimum rates applicable to Growth Areas 1 and 2, and linkage fees applicable to commercial construction.

c) After 25 years development rights sold to the State development rights bank will revert to the land-owner.

Tier 8 Conservation Area

The intent of the plan with regard to lands in Tier 8 is to preserve such areas in so far as is possible from damage to their sensitive environmental resources. In support of this intent, densities are recommended to be governed by performance standards related to. water quality. Lower residential densities may be required in accordance with special environmental requirements of portions of these areas.

INFRASTRUCTURE NEEDS

Infrastructure is addressed in terms of three categories.

- a. Statewide .
- b. On-site c.
- Off-site

a* Statewide Infrastructure

1) In urbanized areas, State investment shall be focused upon: -
facilities improvements

- funding of the Urban Development Corporation, which shall be empowered to build low cost as well as "affordable" housing
- construction of major urban amenities
- joint public-private investment

2) In corridors and Nodes, State investment shall be directed to:

- mass transit improvements
- detailed planning and design and land management by State funded development entities

3) State expenditures for major infrastructural improvements in Tiers 6, 7 and 8 (Future Urbanizing, Agricultural and Conservation) should be limited and state investment in such areas should be directed to:

- acquisition of agricultural development rights
- open space and recreation management, and
- environmental preservation system

b. On-site Infrastructure

1) In Tiers 1, 2, and 3 (Urban Centers, Older Suburbs, and Growing Suburbs), where needed, the State will intervene in site assemblage, preparation and sale, and infrastructure provision.

2) In Tier 5 (Planned Urbanizing), no public contribution shall be made to cover costs of on-site infrastructure except for structured and other parking and other mass transit station-related costs in nodes.

3) In Tiers 4, 6, 7, and 8 (Freestanding Towns, Future Urbanizing, Agricultural and Conservation Areas), no public contribution shall be made to cover costs of on-site infrastructure.

c. Off-Site Infrastructure

1) Public investment shall be provided for off-site infrastructure in Tiers 1 and 2, Urban Centers and Older Suburbs, and in Tier 3, growing suburbs.

2) In Tiers 4 and 5 (Freestanding Towns and Planned Urbanizing Areas), developers shall contribute for all needs generated excepting interstate and mass transit needs and existing deficiencies.

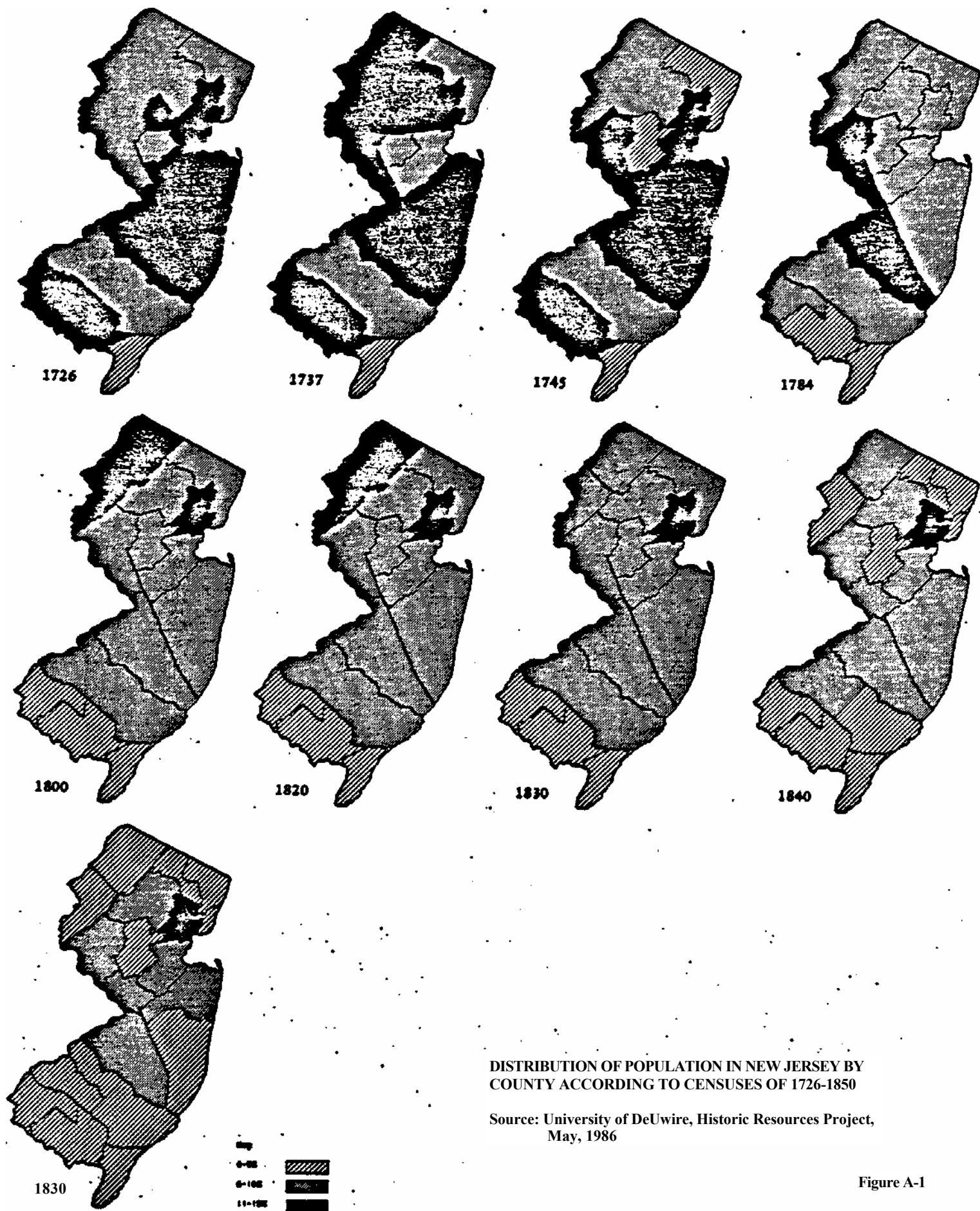
3) In Tier 5 (Planned Urbanizing Areas) developers shall contribute to Mt. Laurel housing through a linkage system. An incremental element of the housing will be permitted through the purchase of agricultural development rights. Off-site infrastructure policies applicable to Tier 5 shall be applicable on any node anywhere corridor -that in Tiers 1, 2, 3, 4 or 5.

4) In Tiers 6, 7, and 8 (Future Urbanizing, Agricultural and Conservation Areas), no State support shall be provided to meet the costs of off-site infrastructure except that assistance may be provided to agricultural communities or historically or culturally significant towns.

Appendix A:

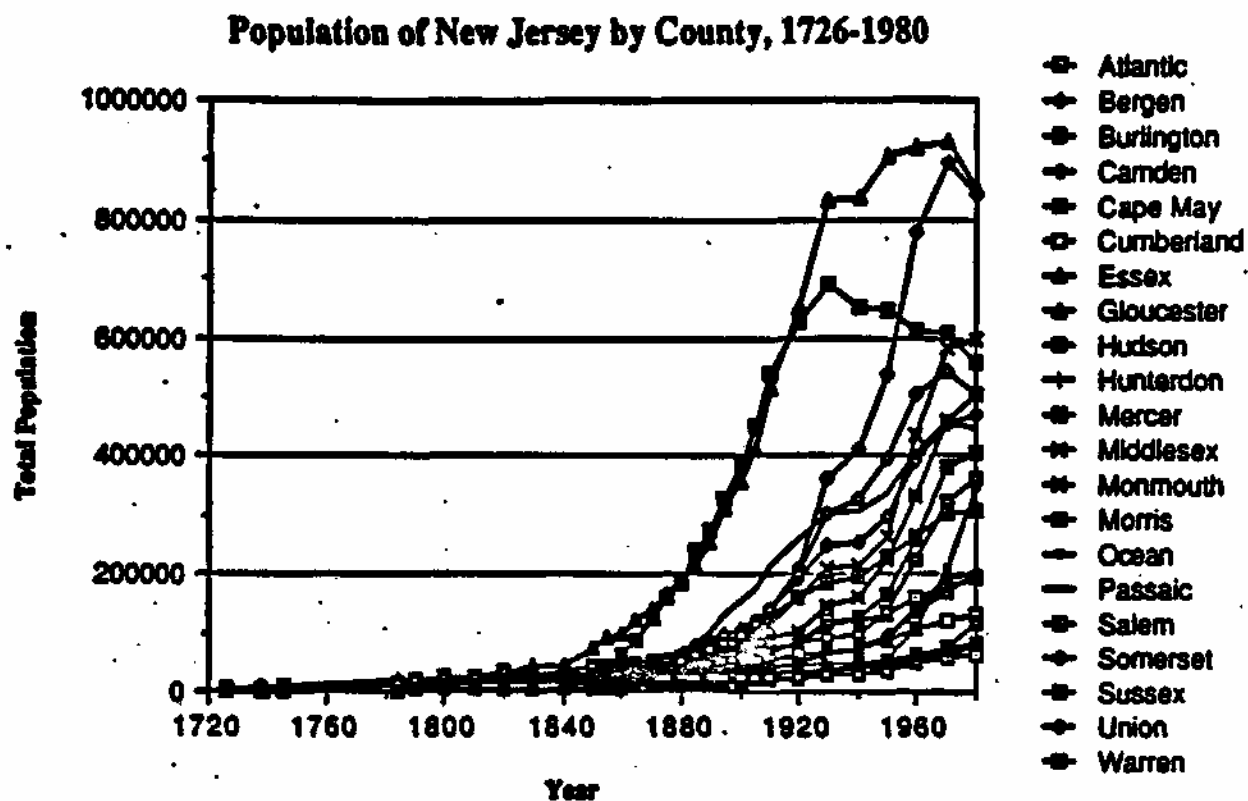
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Historic Growth Patterns in
New Jersey



DISTRIBUTION OF POPULATION IN NEW JERSEY BY
COUNTY ACCORDING TO CENSUSES OF 1726-1850

Source: University of DeUwire, Historic Resources Project,
May, 1986



Source: University of Delaware, Historic Resources Project,
May, 1986

Figure A-2

Figure A-3

NJSP
 Historical Population Growth
 Revised: 26 May 1987 MRT/gb
 Filename: histpop.wrl

YEAR	NEW JERSEY	Percent Change	MID-ATLANTIC STATES	Percent Change	UNITED STATES	Percent Change
1790	184,139		958,832		3,929,214	
1800	211,149	12.0%	1,402,565	31.7%	5,908,483	26.0%
1810	245,562	14.0%	2,014,702	30.6%	7,239,881	26.7%
1820	277,575	11.5%	2,699,845	25.4%	9,638,453	24.9%
1830	320,823	13.5%	3,587,464	24.7%	12,866,020	25.1%
1840	373,306	14.1%	4,526,260	20.7%	17,069,453	24.6%
1850	489,555	23.7%	5,898,735	23.3%	23,191,876	26.4%
1860	672,835	27.2%	7,458,985	20.9%	31,443,321	26.2%
1870	986,096	25.8%	8,818,806	15.3%	38,558,371	18.5%
1880	1,131,116	19.9%	10,496,878	16.1%	50,189,209	23.2%
1890	1,444,933	21.7%	12,706,220	17.4%	62,879,766	20.3%
1900	1,883,669	23.3%	15,454,678	17.0%	76,212,168	17.4%
1910	2,537,167	25.8%	18,315,882	20.0%	82,228,496	17.4%
1920	3,155,908	19.6%	22,261,144	13.2%	106,021,537	13.0%
1930	4,041,334	21.9%	26,260,750	15.2%	123,202,824	13.9%
1940	4,180,185	2.9%	27,539,487	4.6%	132,184,869	6.0%
1950	4,835,329	14.0%	30,163,533	8.7%	151,325,798	12.7%
1960	6,866,782	20.3%	34,168,452	11.7%	179,323,175	15.6%
1970	7,171,112	15.4%	37,213,269	8.2%	203,302,031	11.0%
1980	7,365,811	2.6%	36,786,978	-1.2%	226,545,885	10.3%

POPULATION GROWTH

1790-1980

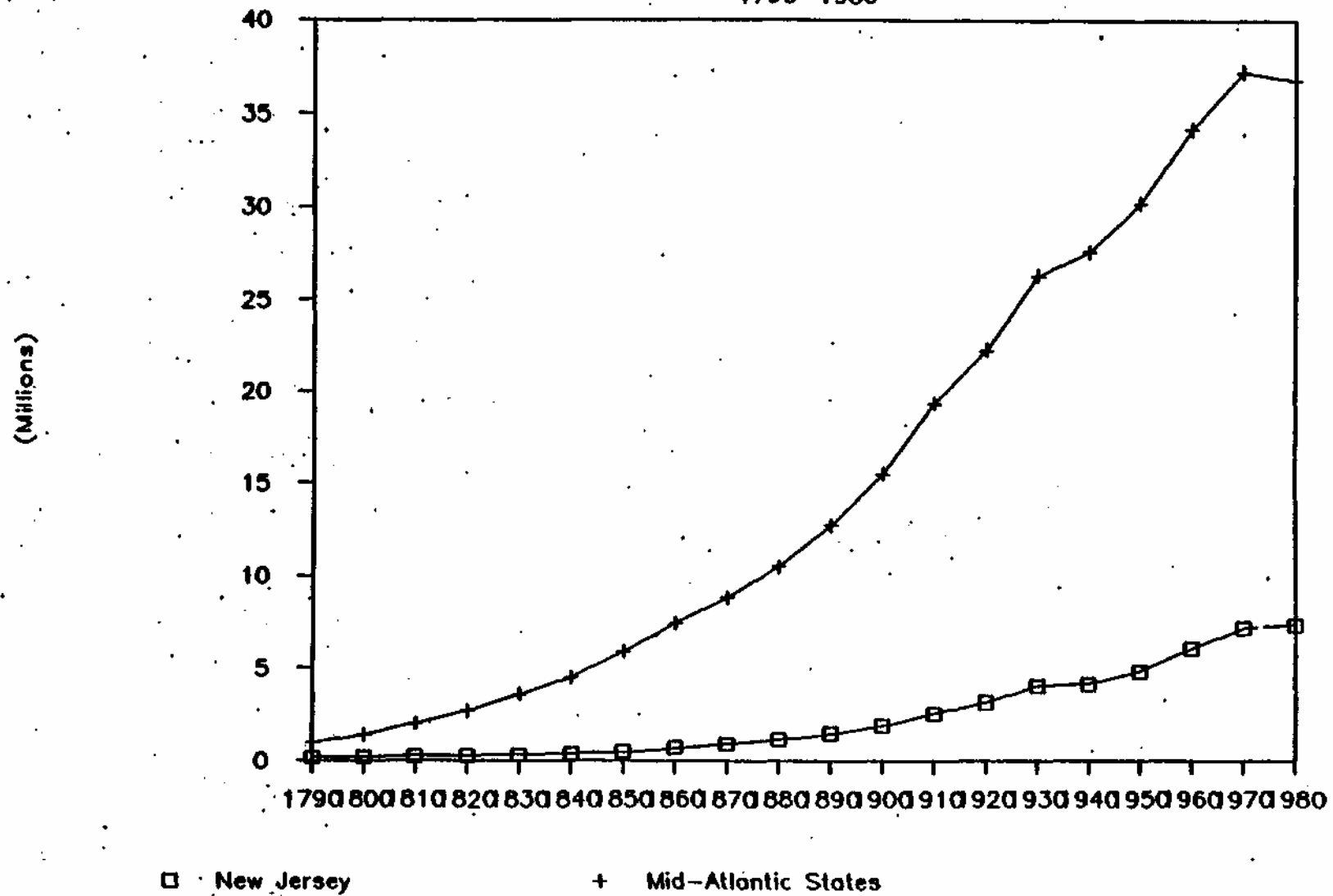


Figure A-4

POPULATION GROWTH

1790-1980

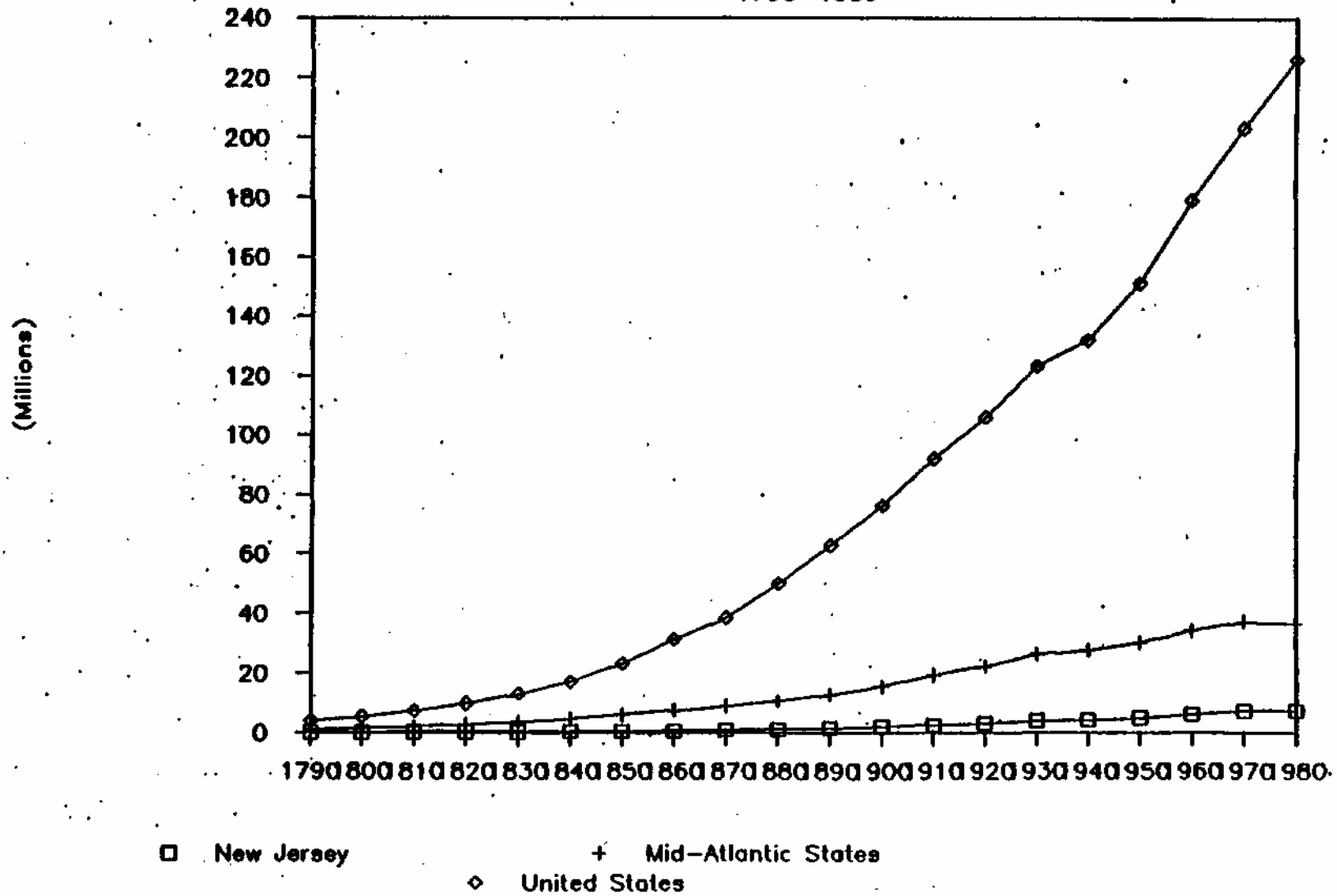


Figure A-5

Appendix B:
Summary of Data Available From
Other Planning Departments

Summary of Information from County Planning Commissions for the New Jersey State Development and Redevelopment Plan

INFORMATION	ATLANTIC *	BERGEN	BURLINGTON *	CAMDEN	CAPE MAY *	CUMBERLAND *
1. Catalogue	None	Yes	None	None	None	1984 list
2. Publication Location	Planning Commission (A.C.)	Planning Office	None	None	Planning Commission	
3. Land Use Map (Data)	1963. 1964 map showing devel. areas by RM	1982	None (use DVRPC Data)	None	1985	1977 statistics, 1976 map
4. Historical Land Use Map (Data)	None	1939	None	None	1950	
5,6 County Plan & Land Use Map (Data)	Braft Co. 1967 Approx. 2000 Future LUP, 1981	1971-Plan not adopted 1975-Zoning Review	None (see DVRPC)	None	Comprehensive Plan (1985)	1986 Future LUP, not applicable
7. Composite Zoning Map		1984	1987 (use DVRPC Data)	None	No map, Table of areas by Municipality	1986 map in Trans Plan update Pre-1987 map also avail. Best is 1984 map Use state data
8. Projections: MLD, POP, EMP	Included in Braft Co. Plan (Pop, cov. emp, labour force)	1985, 2000 by Municipality	Use DVRPC projections	DVRPC to 2000 (Pop & Emp)	Use state data	
9. 200,201	None	None	Plans done (DEP)	None	Yes	
10. Subdivision Data	Devel. Inventory	Permit Data 1980-1986	Bldg. permit data not compiled	None	Bldg. Permits through 1985	Resid. Permit Data to mid-1986
11. Aerial Photography	1983, 1"-400'	1988, 1:400 (\$1)	1985 (DVRPC)	1985, 1:400 (\$5)	1979, 1"-1100' (unusable)	
12. Existing Non-Res. Devel.		1976-1985		None	None	1984 and 85 data on devel. applications
13. Proposed Non-Res. Devel.		to 4/86	Listing to 12/86	None	Some, not easily retrievable	
14. County Transportation Plan	Future Land Use Plan (1983)	TIP (87-90), Map(88), Route(78)		TIP (1988 for FY87)	In 1985 Plan, 1985 Highway map	TIP (86-91) 1981 Trans. Plan update
15. Environmental Data	Yes	Yes		None	1975 MRI	1986 Ag. lands map
16. Sewered Area Map	Yes	Yes	None	None	None	
17. Water Service Area	Yes	Yes	None	None	None	
18. Sewer Monitors	Egg Harbor City	Yes		Not Sure		
19. Water Monitors	None	None		None		
20. Open Space/Rec. Plan (Data)	1985	1975	None	Not Available		
21. Cultural/Historic Areas Map		None		None		1973 listing of registered sites

Summary of Information from County Planning Commissions for the New Jersey State Development and Redevelopment Plan

INFORMATION	ATLANTIC *	BERGEN	BURLINGTON *	CANON	CAPE MAY *	CINCINNATI *
22. County Emergency Mgt Plan	None		None		None	

Source: Wallace Roberts & Todd; Rogers, Golden, Halpern, January 1967.

Data from counties marked with an asterisk (*) was collected by Rogers, Golden, Halpern

Summary of Information from Count

INFORMATION	ESSEX	GLoucester	HUDSON	HUNTERDON *	MECKER *	MIDDLESEX *
1. Catalogue	None	Yes	Yes		None	Yes
2. Publication Location	Planning Office	Planning Office	Planning Office		County Library system	County libraries
3. Land Use Map (Date)	1978	1973; 1980 1:400 on computer	1974		None	1961 and 1984 South River Basin LU map (84)
4. Historical Land Use Map (Date)	None	None	None			
5. County Plan & Land Use Map (Date)	1978	1982	1974	GNP 1986 Future Land Use Plan in Comp. Plan		LU goals and policies from 1976 applicable. Future LU map for 2000 done in 1978 1978 Comp Plan not applicable S. River Basin Future LU (81) 1981
7. Composite Zoning Map	1973 Plan based on Munic. Zoning	1983	None			
8. Projections: HMLD, POP, GDP	(Have 1985) to follow	To 2000 by County	Pop to 2020 (By County) 1985 Test Census Data (Jersey City)	Pop. proj. done 1981 Munic. estimates done 8/86	Use DVRPC numbers 1986 publication summarizing recent demog. & econ. data for County Done by State	Pop and Emp to 2000 from RSN and S. River Basin LU
9. 200,201	None	None	None			Draft 200 update w/ 2000 Sewer service areas. 1983 Water Qual. Mgmt. Plan Subdiv & Site Plan activity 1980-86 Res. Dev. 1978-86 1980 1:400 (36)
10. Subdivision Data	None	1980-85	No. of units to 1984 (Co.)	Subdiv. & Site Plan data 1977-present; 1984 map of major res. devel.	Avail. for past 2 years	
11. Aerial Photography	1980. 1:400 (35)	1985 1:400	1978 1:400 (Not reproducible)	1962 1"=800'	1985 1:400 (31)	
12. Existing Non-Res. Devel.	To follow	To 1982	None		1980-85 Summary of Cost, sq. feet, bldg. type (Munic)	Black's Guide (1986)
13. Proposed Non-Res. Devel.	To follow	To 12/86	For Hudson Waterfront only	12/84		Map & list thru 3/86
14. County Transportation Plan	Map, TTP (1985)	Plan (1983-Spec Transit) Map(1986)	Spring/85 Map (1983)	List of 1987 Co. Highway projects from CIP budget. Ftl. road classif. map Map of ADA's RSN has environ data for Co.	In Master Plan	Plan for 1990 (1985) Rideshare study (1986) Reg. Trans. Plan for NJ (86) Yes
15. Environmental Data	None	Soils map, Plan (1982)	None		Use State Data; 1986 map of Conservation areas 1985 map with update (1/15/87) 8/85 water service map	
16. Sewered Area Map	1982	To follow	None			1976
17. Water Service Area	1976	To follow	None			1979
18. Sewer Masterplan	Yes	None	Not Sure	Flemington	Princeton Boro and Twp, E. Windsor, Hamilton and Washington (on and off)	
19. Water Masterplan	None	Yes	None			
20. Open Space/Rec. Plan (Date)	None	1976	None			
21. Cultural/Historic Areas Map	1982	None	None	1979 list of historic sites		

Summary of Information from Count

INFORMATION	ESSEX	GLOUCESTER	HUDSON	MIDDLESEX *	MERCER *	MIDDLESEX *
22. County Emergency Mgt Plan	None	None	None			

Summary of Information from Count

INFORMATION	MONMOUTH *	MORRIS	OCEAN *	PASSAIC	SALEN	SOMERSET *
1. Catalogue	Yes 1988	Yes	Yes	Yes	None	None
2. Publication Location	County Planning Board	Planning Office		Planning Office	Planning Office	County Library
3. Land Use Map (Date)	1970	1975	1977	1975	1987	1986 (in Plan)
4. Historical Land Use Map (Date)	None	None	None	None	None	1978
5,6 County Plan & Land Use Map (Date)		Map (1988)	1977 Existing LU 1978 Dev Lands Map Year 2000 Plan Comp. Master Plan	Draft (1988)	None- Develop. area map (78)	Elements of 1988 Co. Master Plan (1986) Future LU Map
7. Composite Zoning Map	1988	1988		None	1974	1983, includes zoning tables by munic.
8. Projections: WBLD, POP, EMP	Year 2000 (1983)	Pop and WBLD to 2000 (Munic)	1977 Pop to 1990	Pop and WBLD to 2000 (Munic)	Pop to 1990 by Munic.	Pop to 2010 (1986) Emp to 2010 (8/85)
9. 200,201	Yes	No- Summarized in 1984 Waste Plan	200 (1978)	None	None	
10. Subdivision Data	Through 1985	1988-3/86	Map 1983-1985 Subdiv 1986 thru Sept.	None	None	1975-1985 Res and non-res thru 1986
11. Aerial Photography		1986 1:400 (85)	1986 1:400 (82)	1978 1:400 (83)	1978 1:400 (Not reproducible)	1980
12. Existing Non-Res. Devel.		Index 1978-1985		None	None	1988 Sq. foot by bldg type by Munic.
13. Proposed Non-Res. Devel.		To 11/85		None	None	Yes
14. County Transportation Plan	Yes	TIP (87-90), Needs (85), Map (73), Plan (85)		Plan (78), Map (84) TIP (88-91)	Circulation Plan and Map (1967)	Trans. Element of MP (86)
15. Environmental Data	Yes Naturel Features Study	Information in 1982 Water Supply 1984	1976 Maps	None	Soil Map, Geol., Soil Erosion Update 1986	
16. Sewered Area Map	1985			Narrative in Plan	Utilities-Problem areas and Proposed service (no date)	1986
17. Water Service Area	1985	1984		Narrative in Plan	Corresponds to Sewer Area	see notes
18. Sewer Masterplan		None		Not Sure	None	see notes
19. Water Masterplan		None		None	None	
20. Open Space/Rec. Plan (Date)		In progress (8/87)	Comp Plan	1981	1988 & Rec. Facilities map	
21. Cultural/Historic Areas Map	1988 Inventory	1976	Comp Plan	List	Map & list (no date)	1986 map of sites on registers (National & State)

Summary of Information from Count

INFORMATION	MONMOUTH *	MORRIS	OCEAN *	PASSAIC	SALEN	SOMERSET *
22. County Emergency Mgmt Plan	None	1986		None	1983	

Summary of Information from Count

INFORMATION	SUSSEX	UNION	MURREN
1. Catalogue	Yes	Yes	None
2. Publication Location	Planning Office/Co. Library	Planning Office	Planning Office
3. Land Use Map (Date)	1977	1966	In Plan (1979)
4. Historical Land Use Map (Date)	Have AP's to 1940 at Co. Library (not reproducible)	None	None
5,6 County Plan & Land Use Map (Date)	1977	None- Table of LU in Data Book. Map (1982) not adopted	1979 Plan & Map
7. Composite Zoning Map	1976	None	None
8. Projections: HMLB, POP, EMP	Pop to 1990 by Munic	Pop to 2000 by Munic	Pop to 2000 by Munic.
9. 200,001	1979 (200)	None	None
10. Subdivision Data	Permits (1983-88)	See permits 1979-1982 and 1986	1979-84; 1988 Census Report
11. Aerial Photography	1964/65 (Co. Engineer)	c. 1960- Co. Engineer	1981 1:400 (\$3.50)
12. Existing Non-Ras. Devel.	To 3/86	To 10/86	None
13. Proposed Non-Ras. Devel.	To 3/86	To 10/86	Yes (10 4/86)
14. County Transportation Plan	TIP (87-91) Plan in progress	TIP (1987-1991)	Map (79), Plan (81)
15. Environmental Data	Yes	None	Plan
16. Sewered Area Map	List	None	Same as urban area boundary (1979)
17. Water Service Area	List	None	As above (1979)
18. Sewer Moratoria	None	None	Yes
19. Water Moratoria	None	None	None
20. Open Space/Rec. Plan (Date)	1976	None	1974
21. Cultural/Historic Areas Map	None	Landmark Inventory (1976)	In Progress

Summary of Information from Count

INFORMATION	SUSSEX	UNION	WARREN
22. County Emergency Mgmt Plan	1979- Update in Progress	None	1985

Appendix C:
Residential Development With
Preliminary Approval Since
January 1» 1986

NJSP

Pipeline Development Data: Residential (Tier Sorted)

Revision Date: 1 June 1987 MHT/gb

Filename: Sortires.wrl

Cty	TIER	MUNICIPALITY	SINGLE FAMILY RESIDENTIAL		DU's/Acre	MULTI FAMILY RESIDENTIAL		DU's/Acre	UNSPECIFIED RESIDENTIAL	Acres	DU's/Acre	MOBILE HOME RESIDENTIAL		DU's/Acre
			Dwelling Units	Acres		Dwelling Units	Acres					Dwelling Units	Acres	
0	1	Deptford							111.14					
2	1	Englewood												
2	1	Garfield				50	1.11	29.24						
15	1	Lakewood	474	497.89	0.95	99	11.20	0.84				364	88.82	5.35
2	1	Lodi				11	0.27	60.74						
21	1	Phillipsburg				99								
8	1	Swedesboro							0.60					
		Tier 1 Total	474	497.89	0.95	250	13.10	12.14	111.63			364	88.82	5.35
2	2	Allendale												
2	2	Bergenfield					7.90	0.00						
2	2	Bogota												
14	2	Boonton	22	12.10	1.00									
2	2	Carlstadt												
2	2	Closter												
2	2	Cresskill				10	2.00	9.00						
2	2	Quaint												
2	2	East Rutherford				70	2.31	30.30						
2	2	Edgewater												
2	2	Elmwood Park				55	2.95	18.64						
2	2	Englewood Cliffs												
2	2	Fair Lawn												
2	2	Fairview				30	0.62	58.00						
14	2	Florham Park	5	2.87	1.74									
2	2	Glen Rock				10	2.19	0.22						
2	2	Hackensack Heights												
2	2	Hillside				52	3.24	16.95						
2	2	Ho-Ho-Kus												
14	2	Lincoln Park	60	14.21	0.92									
2	2	Lyndhurst				22	0.72	30.56						
14	2	Madison	23	9.43	2.46									
2	2	Midland Park												
14	2	Nine Hill	7	3.36	2.00									
2	2	Montvale												
2	2	Moosachie												
14	2	Morrisstown	6	3.15	1.90									
14	2	Mountain Lakes												
0	2	National Park							0.60					
2	2	New Milford												
2	2	North Arlington												
14	2	N. Plainfield							5.00					
2	2	Oradell												
2	2	Paramus												
2	2	Park Ridge				114	6.20	10.39						

Figure C-1

	Number	Area (sq. ft.)	Volume (cu. yd.)	Number	Area (sq. ft.)	Volume (cu. yd.)	Number	Area (sq. ft.)	Volume (cu. yd.)	Number	Area (sq. ft.)	Volume (cu. yd.)
Troy Hill	25	19.83	2.21									
	9	2.61	1.02									
												7.59
Park				11	3.27	3.36						
	4	44.93	0.09									
Park				22	0.70	31.43						
Book				45	4.33	10.39						
Massachusetts River	0	0.00	0.00									
Bergen												
												0.29
												0.42
												0.26
Weights				20	0.90	31.51						
er 2 Total	165	103.06	1.01	491	31.33	15.07	5	9.02	0.95	0	0	0
on	21	2.25	0.33							1	0.10	
	590	506.12	1.14							114	17.15	
	8	6.26	0.96									
Park				10	0.90	77.70						
	90	124.27	0.72									
	1,547	1,233.74	1.25	30.00	0.02	9.96				00	42.75	
				610	22.47	27.41						
												64.06
Book				591	9.14	64.66						
ch	20	12.00	1.56									
ights	31	25.00	1.21									
erry				51	1.59	32.00						
	326	259.29	1.29									
				150	0.92	10.02						
ch	5	1.36	3.60							2	1.73	
sant	65	17.13	0.03									
sant Beach	17	1.26	2.34									
				520	35.06	10.50						
le												
Weights	4	0.22	10.10	122	2.22	54.95				09	1.19	
Park	2	0.25	0.00	12	0.60	20.00						
y	9	1.01	0.91									
on												
on, Glouc.												120.32
utford												10.03
ff Lake												
fier 3 Total	2,726	2,191.70	1.24	2,212	89.72	24.85				210.41	206	62.92

19	0	Franklin Gore	64											
19	0	Frederick	11											
19	0	Green	493											
21	0	Greenwich	266	248.26	1.09									
14	0	Harding	17	197.63	0.39									
19	0	Hardyston	531											
19	0	Hopetcong	36											
15	0	Jackson	1,025	1,076.45	0.61	339	41.06	0.26			69	13.40	0.53	
14	0	Jefferson	147	240.50	0.61									
21	0	Knowlton	10	39.6	0.45									
15	0	Lacey	586	317.06	1.09									
15	0	Little Egg Hr.	409	501.33	0.82	40	0.19	1.75						
15	0	Manchester	132	876.21	0.15	604	553.67	1.09			362	580.20	0.65	
14	0	Mendham Twp.	429	754.71	0.57									
0	0	Monroe							120.01					
14	0	Mount Olive	32	50.83	0.83									
2	0	Oakland												
15	0	Ocean	111	134.53	0.83	10	1.00	0.26						
21	0	Oxford	300	92.64	3.63									
15	0	Plumstead	93	423.79	0.22									
14	0	Randolph	310	499.11	0.83									
14	0	Rockaway Twp.	126	298.90	0.42									
14	0	Roxbury	57	56.87	1.00									
19	0	Sparta	121											
15	0	Stafford	353	608.16	0.53	20	4.39	6.90			2	0.87	2.30	
2	0	Upper Saddle River												
19	0	Vernon	950											
14	0	Washington, Morris	201	812.05	0.25									
21	0	Washington Twp.	199	91.37	2.10									
For 0 Total			0,109	8782.55	0.90	1,030	607.13	1.71	162	120.01	1.35	452	570.63	0.79
2	0	Bergen				2,754	177.06	15.55						
0	0	Blauvelt							983.10					
14	0	Morris	2,331	4,265.04	0.55									
15	0	Ocean	0,000	0,013.49	1.12	1,400	830.01	2.21			1,005	700.52	1.53	
18	0	Somerset							1,700					
19	0	Sussex	3,420											
21	0	Warren	016	523.87	1.56	99								
County Totals			10,295	13682.34	0.96	4,259	811.87	5.12	1,709	983.10	1.70	1,005	700.52	1.53

Appendix D:
Office, Commercial and Industrial
Development With Preliminary
Approval Since January 1, 1986

KLSP

Pipeline Development Data: Non-Residential (Tier Sorted)

Revision Date: 26 May/07 MNT/UB

Filename: Davenport.mxl

Cty ID	TIER	MUNICIPALITY	COMMERCIAL			OFFICE			INDUSTRIAL		
			Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre
0	2	National Park									
2	2	New Milford	400.00	0.00	600.07	5,900.00	0.93	6,430.11			
2	2	North Arlington	600.00	0.05	1,511.01						
10	2	N. Plainfield									
2	2	Oradell				10,310.00	4.33	4,220.64			
2	2	Paramus	95,251.00	10.75	5,000.05	271,206.00	33.70	8,030.97			
2	2	Park Ridge				226,232.00	15.20	14,003.00			
14	2	Parishan-Troy Hill	50,302.00	9.33	5,400.00 *				1,221,713.00	207.07	5,000.00 *
14	2	Pequonneck	73,010.00	13.67	5,400.00 *						
0	2	Pitman	370.00	0.07	5,400.00 *						
2	2	Ridgefield	3,540.00	0.43	8,232.56	5,635.00	0.12	46,950.33			
2	2	Ridgefield Park	2,056.00	2.30	904.03	640,270.00	21.54	29,724.70	1,202.00	0.70	1,036.40
2	2	Ridgewood	4,333.00	1.02	1,300.00	3,005.00	0.37	10,500.00 *			
2	2	River Edge	9,752.00	1.23	2,562.00	70,055.00	6.13	12,063.70			
14	2	Riverdale									
2	2	Rochelle Park	154,522.00	14.05	10,335.02	110,500.00	5.72	20,710.70			
2	2	Rutherford	360.00	0.10	1,000.74	1,000.00	0.10	2,500.00			
12	2	Sayreville				47,136.00	0.01	5,350.20	89,775.00	15.00	5,005.00
2	2	South Hackensack							10,013.00	0.20	6,641.92
12	2	South Plainfield	2,000.00	0.40	4,100.07	23,000.00	2.00	11,500.00	10,195.00	1.10	9,042.00
15	2	S. Toms River	15,072.00	1.71	9,000.07						
2	2	Tenack	1,535.00	1.20	1,199.22	61,132.00	1.00	30,201.50			
2	2	Tenafly	237.00	0.22	1,077.27	1,000.00	1.01	913.71	4,071.00	0.31	15,712.00
2	2	Teterboro				49,600.00	10.75	701.00			
2	2	Waldwick	2,730.00	2.20	1,200.91	10,605.00	1.01	10,500.00 *			
2	2	Washington, Bergen				20,410.00	0.20	4,100.73			
0	2	Wanakah									
2	2	Westwood	19,270.00	1.57	5,400.00 *	23,130.00	1.03	22,450.31			
0	2	Woodbury	4,320.00	0.00	5,400.00 *						
0	2	Woodbury Heights	5,104.00	0.30	5,400.00 *						
2	2	Wood-Ridge				3,255.00	0.31	10,500.00 *			
		Tier 2 Total	650,413.00	153.74	4,256.62	2,004,073.00	250.07	8,077.94	2,030,903.00	320.54	6,219.05
15	3	Seach Haven	30,310.00	2.23	12,095.07	1,020.00	0.12	10,000.00			
15	3	Brick	251,096.00	72.20	4,050.76	60,013.00	10.02	4,073.15	62,090.00	7.01	7,050.00
10	3	Butler									
2	3	Cliffside Park				3,410.00	0.10	34,100.00			
14	3	Donville							70,704.00	13.04	5,100.00 *
15	3	Dover	190,000.00	30.34	5,190.61	99,015.00	29.33	3,375.09	75,350.00	10.90	5,026.00
12	3	East Brunswick							970,000.00	5.00	140,215.04
12	3	Edison	1,050.00	0.50	3,700.00	229,647.00	22.70	10,009.94	60,170.00	0.60	0,043.72
2	3	Fort Lee	1,345.00	0.71	2,398.10	(370.00)	0.31	(1,195.35)			
0	3	Glassboro	3,952.00	0.70	5,200.00 *						
10	3	Green Brook	13,000.00	2.65	5,200.00 **						

NJSP

Pipeline Development Data: Non-Residential (Tier Sorted)

Revision Date: 26 May/97 MWT/MS

Filename: D:\nsport.wrl

CITY NO	TIER	MUNICIPALITY	COMMERCIAL			OFFICE			INDUSTRIAL		
			Sq. Feet	Acres	Sq. Ft. per Acre	Sq. Feet	Acres	Sq. Ft. per Acre	Sq. Feet	Acres	Sq. Ft. per Acre
3	3	Hackensack	117,981.00	0.94	11,068.32	189,518.00	5.68	29,227.24	22,432.00	1.77	12,700.79
10	3	Hanover									
19	3	Island Heights	8,144.00	1.21	8,077.00						
2	3	Little Ferry	3,172.00	0.01	5,200.00 *				71,100.00	0.04	7,070.70
14	3	Morris									
12	3	North Brunswick	534,000.00	53.50	9,964.55						
2	3	Norwood	2,470.00	0.70	3,340.65	2,000.00	0.36	5,971.43			
15	3	Pt. Pleasant	20,624.00	5.57	5,130.96	4,307.00	0.50	7,452.54			
15	3	Pt. Pleasant Beach	5,955.00	2.29	2,556.77	4,700.00	0.22	21,400.00			
2	3	Ramsey	34,140.00	34.50	1,393.00	54,962.00	0.60	8,327.50	29,337.00	7.20	4,029.01
2	3	River Vale	900.00	2.17	402.10	7,000.00	0.53	13,207.35			
2	3	Saddle Brook	12,079.00	7.00	1,032.70	20,160.00	2.72	14,397.04			
15	3	Surf City	400.00	0.10	4,000.00	514.00	0.20	1,835.71			
2	3	Wallington	800.00	0.08	5,500.00	2,100.00	0.10	21,000.00	20,110.00	2.10	11,009.13
0	3	Washington, Glens.	570,184.00	22.92	5,200.00 *						
0	3	West Deptford	40,540.00	0.95	5,200.00 *				6,520.00	1.20	5,100.00 *
2	3	Woodcliff Lake				123,500.00	23.70	5,613.96			
		Tier 3 Total	1,513,124.00	250.00	5,061.00	792,400.00	103.61	7,640.60	1,413,105.00	79.00	10,147.76
10	4	Clinton Town				50,000.00	10.00	3,625.00			
10	4	Flemington	220,750.00	25.00	9,150.00						
21	4	Hackensack							150,000.00	29.41	5,100.00 **
14	4	Mendham									
14	4	Mount Arlington									
10	4	Newton	4,112.00	0.70	5,200.00 **	4,000.00	0.53	8,000.00 **			
10	4	Poapack/Bladestown									
		Tier 4 Total	232,062.00	25.70	9,020.70	62,000.00	10.53	3,700.99	150,000.00	29.41	5,100.00
15	5	Barnegat Light	4,400.00	0.05	8,768.23						
10	5	Barnards				130,000.00	20.20	6,000.00 **			
10	5	Branchburg	43,264.00	0.03	4,900.00 **	151,150.00	22.23	6,000.00 **	95,442.00	20.47	3,900.00 **
10	5	Bridgewater	963.00	0.20	4,900.00 **	200,000.00	35.20	6,000.00 **			
14	5	Chester Twp.									
0	5	Clayton									
0	5	East Greenwich									
0	5	Greenwich	87,465.00	17.05	4,900.00 *						
15	5	Harvey Cedars	2,800.00	0.32	9,000.00	1,344.00	0.15	8,960.00			
0	5	Logan	140,452.00	29.40	4,900.00 *				204,040.00	52.32	3,900.00 *
5	5	Lower Township	211,843.00	64.70	3,261.87	6,870.00	0.44	15,859.09			
14	5	Passaic									
12	5	Plainsboro	210,000.00	27.70	7,501.23	1,900,000.00	360.00	5,163.04			
10	5	Princeton Twp.				13,230.00	1.95	6,000.00 **			
15	5	Ship Bottom	10,303.00	1.35	12,075.30	10,000.00	0.61	17,104.92			

NJSP

Pipeline Development Data: Non-Residential (Tier Sorted)

Revision Date: 26 May/97 NRT/00

Filename: Boveart.wrl

Cty ID	TIER	MUNICIPALITY	COMMERCIAL			OFFICE			INDUSTRIAL		
			Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre
12	5	South Brunswick				2,236,267.00	374.76	5,935.57	438,500.00	133.59	3,203.11
10	5	Morran	25,000.00	7.20	4,000.00 **	63,000.00	9.26	6,000.00 **			
11	5	Washington, Mercer	1,050.00	0.21	4,000.00 **	4,200.00	0.62	6,000.00 **	4,000.00	1.03	3,000.00 **
11	5	West Windsor	279,647.00	57.07	4,000.00 **	740,179.00	110.02	6,000.00 **			
		Tier 5 Total	1,037,065.00	216.64	4,000.56	6,613,134.00	943.63	6,982.22	742,000.00	211.61	3,510.10
15	6	Berkley	24,002.00	0.42	2,050.50	1,705.00	0.36		11,000.00	206.13	30.04
2	6	Franklin Lakes				1,100,000.00	120.00	9,533.75	10,503.00	1.03	60,151.01
2	6	Halishah	1,510.00	0.45	3,373.33	105,000.00	21.01	6,006.20	204,310.00	22.07	60,500.20
0	6	Montua									
12	6	Monroe							79,200.00	4.00	17,070.57
14	6	Montville							2,190.00	1.06	1,500.00 *
0	6	Newfield	2,753.00	1.47	1,000.00 *				3,000.00	2.00	1,500.00 *
0	6	Neelwich	27,670.00	12.46	1,000.00 *						
2	6	Myckoff	10,070.00	5.00	2,454.52	320.00	0.25	1,312.00			
		Tier 6 Total	66,045.00	20.79	2,316.37	1,207,190.00	151.32	8,506.47	350,200.00	319.07	1,126.00
12	7	Cranbury							206,300.00	23.00	8,960.57
10	7	East Amwell	15,300.00	0.00	1,912.50						
0	7	Elk									
10	7	Frankford	99,450.00	22.34	1,000.00 **	1,313.00	0.51	2,600.00 **	30,100.00	20.07	1,500.00 **
0	7	Franklin	3,640.00	1.02	1,900.00 *						
10	7	Franklin				1,475.00	0.57	2,600.00 **	475,302.00	310.92	1,500.00 **
0	7	Harrison									
10	7	Hillsborough	70,001.00	40.32	1,000.00 **	144,333.00	55.51	2,600.00 **	10,140.00	10.76	1,500.00 **
14	7	Kinnelon									
10	7	Readington				1,251,000.00	472.00	2,651.27			
0	7	South Harrison									
10	7	Montage							10,430.00	6.95	1,500.00 **
		Tier 7 Total	195,003.00	102.50	1,000.97	1,398,521.00	570.59	2,645.70	730,000.00	377.73	1,950.02
10	8	Andover Bord	12,090.00	6.70	1,000.00 **						
10	8	Andover Twp.	10,230.00	5.30	1,000.00 **	2,500.00	1.37	2,600.00 **	2,300.00	1.53	1,500.00 **
15	8	Barnegat	9,040.00	6.06	1,523.76	1,071.00	1.41	1,376.95			
10	8	Bedeminster									
10	8	Bothlehem							21,500.00	25.00	660.00
21	8	Blairstown	10,000.00	5.20	1,000.00 **						
10	8	Byron	165,000.00	66.04	1,000.00 **	7,132.00	2.74	2,000.00 **	25,000.00	10.07	1,500.00 **
14	8	Chester Bord									
10	8	Clinton Twp.				100,000.00	320.00	562.50			
15	8	Eaglewood				21,200.00	1.95	10,871.79			
10	8	Fredon							29,815.00	19.00	1,500.00 **

NJSP

Pipeline Development Data: Non-Residential (Tier Sorted)

Revision Date: 26 May/97 MW/00

Filename: Devsort.wrl

Cty	TIER	MUNICIPALITY	COMMERCIAL			OFFICE			INDUSTRIAL		
			Sq. Feet	Acres	Sq. Ft. per Acre	Sq. Feet	Acres	Sq. Ft. per Acre	Sq. Feet	Acres	Sq. Ft. per Acre
19	0	0 Haddonburg	1,632.00	0.06	1,908.00 **	4,168.00	1.60	2,605.00 **			
19	0	0 Hampton							22,500.00	10.00	1,500.00 **
14	0	0 Harding	23,004.00	12.50	1,900.00 *						
19	0	0 Hardyston	4,100.00	2.10	1,900.00 **	160,000.00	65.25	2,400.00 **	22,750.00	15.17	1,500.00 **
10	0	0 Hopatcong				1,215.00	0.47	2,600.00 **			
15	0	0 Jackson	42,704.00	18.90	2,574.00	2,400.00	0.42	5,714.29	21,000.00	6.00	3,000.00
14	0	0 Jefferson									
15	0	0 Lacey	10,227.00	4.85	4,134.04	13,930.00	15.26	913.37	30,000.00	5.45	5,333.50
19	0	0 Lafayette				33,025.00	12.93	2,600.00 **	10,400.00	9.00	1,500.00 **
10	0	0 Lebanon				700,000.00	77.00	9,090.91	71,000.00	8.00	8,875.00
15	0	0 Little Egg Hr.	2,100.00	0.36	5,850.00						
15	0	0 Long Beach	2,300.00	0.12	10,166.67	2,072.00	0.63	4,556.79			
15	0	0 Manchester	20,540.00	0.25	4,055.12	22,200.00	5.07	4,397.03	9,000.00	5.70	1,570.00
5	0	0 Middle Township	125,400.00	12.46	10,064.21						
0	0	0 Monroe	12,557.00	0.63	1,900.00 *						
10	0	0 Mount Olive							100,070.00	120.50	1,500.00 *
2	0	0 Oakland	270.00	1.00	270.00	20,000.00	2.71	2,710.55	3,705.00	3.07	1,200.00
15	0	0 Ocean	7,000.00	0.30	20,466.67						
19	0	0 Ogdensburg	5,520.00	2.91	1,900.00 **						
15	0	0 Plumsted	15,000.00	7.30	2,136.99				10,000.00	36.25	520.14
14	0	0 Randolph									
10	0	0 Rockaway Twp							10,035.00	9.09	1,500.00 *
10	0	0 Roxbury									
19	0	0 Sandyston							5,000.00	9.30	1,500.00 **
19	0	0 Sparta	470.00	0.25	1,900.00 **				30,030.00	20.42	1,500.00 **
15	0	0 Stafford	5,700.00	8.13	1,012.50	5,004.00	1.51	3,711.20	1,000.00	4.30	207.71
10	0	0 Union Hunt.				1,200,000.00	140.00	8,571.43			
2	0	0 Upper Saddle River				71,172.00	4.50	15,607.09			
5	0	0 Upper Township	302,050.00	51.05	5,929.40	10,035.00	1.00	9,466.50			
19	0	0 Vernon	7,520.00	3.04	1,900.00 **	34,250.00	12.17	2,600.00 **	100,025.00	72.00	1,500.00 **
14	0	0 Washington, Morris									
21	0	0 Washington Twp., Morr	275,050.00	145.00	1,900.00 **						
		Tier 0 Total	1,093,053.00	300.00	2,011.30	2,504,194.00	674.21	3,717.21	655,370.00	607.58	1,000.05
2	0	0 Bergen	717,630.00	150.22	3,772.67	3,000,514.00	456.22	6,468.67	1,124,151.00	91.16	12,330.63
5	0	0 Cape May	639,142.00	120.21	4,985.12	17,013.00	1.50	10,342.00			
0	0	0 Gloucester	504,623.00	113.01	4,461.71				307,445.00	71.51	4,299.39
10	0	0 Hunterdon	244,050.00	33.00	7,395.45	3,309,100.00	1,025.00	3,306.73	92,500.00	33.00	2,803.03
11	0	0 Mercer	326,591.00	65.70	4,984.90	1,478,570.00	172.30	8,545.20	135,430.00	23.32	5,810.30
12	0	0 Middlesex	810,830.00	96.11	8,436.40	5,920,010.00	619.33	7,235.19	2,239,926.00	270.03	8,295.10
10	0	0 Morris	140,064.00	35.56	4,163.78				1,507,093.00	414.56	3,020.30
15	0	0 Ocean	621,509.00	101.20	6,560.63	292,197.00	92.31	3,165.30	560,000.00	630.94	1,297.00
10	0	0 Somerset	170,316.00	64.50	2,400.30	737,950.00	143.16	5,154.70	500,004.00	352.16	1,466.70
19	0	0 Sussex	310,000.00	162.29	1,915.99	259,950.00	99.67	2,630.63	313,910.00	209.33	1,500.01

BJSF

Pipeline Development Data: Non-Residential (Tier Sorted)

Revision Date: 26 May/07 1017/00

Filename: Report.txt

Cty	Tier	Municipality	COMMERCIAL			OFFICE			INDUSTRIAL		
			Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre	Sq. Foot	Acres	Sq. Ft. per Acre
21	0	Morran	295,650.00	150.30	1,966.93				184,000.00	31.70	5,800.48
		County Totals	4,905,361.00	1,220.02	4,016.20	75,961,621.00	2,010.10	5,400.20	7,712,183.00	1,320.70	2,007.90

NOTES:

* Data entries marked with a single asterisk (*) : The figure for the number of square feet was generated using the calculated tier ratio of Square Foot/Acre that was derived from the total data for all counties. The raw data figure for these entries was the number of acres of development.

** Data entries marked with a double asterisk (**): The figure for the number of acres of development was generated using the appropriate Square Foot/Acre ratio that was derived from the total data for all counties.

The raw data figures for these data were the number of square feet of development.

Appendix E: -.

Estimates of Additional Population
Dwelling Units and Residential
Acres for Selected Counties, 1985-
2010

NJ State Plan
 Population Data
 Revision Date: 28 May/07 MRT/08
 File name: Ctypop.wrl

TIER/ COUNTY	Single Multiplier	Multi Multiplier	Incremental (1985-2010)	Single Population	Single/3.00 Dwelling Units	Single DU/Acre	Single ACRES	Multi Population	Multi/2.40 Dwelling Units	DU/ACRE	MULTI ACRES	Residential Acres
Bergen 3	33%	67%	(52,342)	(17,273)	(6,584)	9.0	(732)	(35,069)	(13,367)	26	(535)	(1,264)
Gloucester 5	33%	67%	71,057	22,449	8,939	6.0	1,490	47,609	19,167	10	1,815	2,364
Morris 5	33%	67%	104,134	34,364	13,099	6.0	2,193	69,770	28,594	10	2,659	4,849
Ocean 8	95%	5%	312,594	296,964	97,301	0.5	194,763	15,630	5,125	2	2,549	197,325
Cape May 8	95%	5%	71,120	67,572	22,150	0.5	44,317	3,556	1,106	2	583	44,960
Hunterdon 8	95%	5%	54,072	51,360	16,945	0.5	33,690	2,704	887	2	443	34,133
Maricar 5	33%	67%	39,690	12,900	4,917	6.0	819	26,190	9,983	10	950	1,810
Middlesex 5	33%	67%	100,936	61,689	23,514	6.0	3,919	125,247	47,740	10	4,774	8,093
Somerset 5	33%	67%	72,099	24,057	9,170	6.0	1,520	40,042	16,617	10	1,862	3,790
Sussex 8	95%	5%	64,334	60,007	20,220	0.5	40,457	3,247	1,005	2	512	40,990
Warren 8	95%	5%	20,597	27,167	0,900	0.5	17,817	1,430	469	2	234	18,052
Sample Tot.			953,099	643,944	210,575		340,252	309,155	110,626		15,929	356,101

Note:
 The number of single family and multi-family units have been weighted to reflect the proportion of the population represented by that type of dwelling unit.
 These weights have been applied to the incremental population.

The formula for weighting the data is: (proportion multi-family x , proportion single family y)
 For Tiers 1 and 2: $x=3y$ ($x=75/25y$)
 $2.0x + 3.00y = \text{Incremental population}$
 $2.0(3y) + 3.00y = \text{Incremental Population}$
 $10.20y = \text{Incremental population}$
 $y = \text{Incremental population}/10.20$

For Tiers 3, 4 and 5: $x=2.03y$ ($x=67/33$)
 $y = \text{Incremental Population}/7.95$

For Tiers 6 through 8: $x=0.053y$ ($x=5/95y$)
 $y = \text{Incremental Population}/3.24$

The weighting formula above, and the Multipliers used in these calculations are the same as those used for the Plan and Alternatives scenarios.
 The weights and Multipliers used correspond to the values for the predominant tier represented within these Counties.

Appendix F:

Estimates of Additional Total,
Commercial, Office and Industrial
Employment, Floor Area and Acres
for Selected Counties, 1985-2010

See (Heavy Ship)

	Office Multiplier	Industrial Multiplier	Employment 2010	Commercial Employment	MM Com/Exp Rate	Commercial Sq. Feet	Tier Rate ^a	Area	Office Employment	MM Office/Exp Rate	Office Sq. Feet	Tier Rate ^a	Area	Industrial Employment	MM Ind/Exp Rate	Industrial Sq. Feet	Tier Rate ^a	Area
	0.10	0.30	120,000	20,000	600.00	21,000,000	0.200	4,200	40,110	250.00	10,770,120	0.900	1,700	20,000	900.00	20,000,000	0.100	4,000
	0.20	0.60	240,000	40,000	600.00	42,000,000	0.400	8,400	80,220	250.00	21,540,240	0.400	3,400	40,000	900.00	40,000,000	0.200	8,000
	0.30	0.90	360,000	60,000	600.00	63,000,000	0.600	12,600	120,330	250.00	32,310,360	0.300	5,100	60,000	900.00	60,000,000	0.300	12,000
	0.40	1.20	480,000	80,000	600.00	84,000,000	0.800	16,800	160,440	250.00	43,080,480	0.200	6,800	80,000	900.00	80,000,000	0.400	16,000
	0.50	1.50	600,000	100,000	600.00	105,000,000	1.000	21,000	200,550	250.00	53,850,500	0.100	8,500	100,000	900.00	100,000,000	0.500	20,000
	0.60	1.80	720,000	120,000	600.00	126,000,000	1.200	25,200	240,660	250.00	64,620,660	0.080	10,200	120,000	900.00	120,000,000	0.600	24,000
	0.70	2.10	840,000	140,000	600.00	147,000,000	1.400	29,400	280,770	250.00	75,390,720	0.070	11,900	140,000	900.00	140,000,000	0.700	28,000
	0.80	2.40	960,000	160,000	600.00	168,000,000	1.600	33,600	320,880	250.00	86,160,840	0.060	13,600	160,000	900.00	160,000,000	0.800	32,000
	0.90	2.70	1,080,000	180,000	600.00	189,000,000	1.800	37,800	360,990	250.00	96,930,900	0.050	15,300	180,000	900.00	180,000,000	0.900	36,000
	1.00	3.00	1,200,000	200,000	600.00	210,000,000	2.000	42,000	400,000	250.00	107,700,000	0.040	17,000	200,000	900.00	200,000,000	1.000	40,000
	0.05	0.15	60,000	10,000	600.00	10,500,000	0.100	2,100	20,055	250.00	5,385,000	0.500	850	10,000	900.00	10,000,000	0.050	1,000
	0.02	0.06	24,000	4,000	600.00	4,200,000	0.040	840	8,022	250.00	2,154,000	1.000	340	4,000	900.00	4,000,000	0.020	400
	0.01	0.03	12,000	2,000	600.00	2,100,000	0.020	420	4,011	250.00	1,077,000	2.000	170	2,000	900.00	2,000,000	0.010	200
	0.005	0.015	6,000	1,000	600.00	1,050,000	0.010	210	2,006	250.00	538,500	4.000	85	1,000	900.00	1,000,000	0.005	100
	0.002	0.006	2,400	400	600.00	420,000	0.004	84	802	250.00	215,400	10.000	34	400	900.00	400,000	0.002	40
	0.001	0.003	1,200	200	600.00	210,000	0.002	42	401	250.00	107,700	20.000	17	200	900.00	200,000	0.001	20
	0.0005	0.0015	600	100	600.00	105,000	0.001	21	201	250.00	53,850	40.000	8	100	900.00	100,000	0.0005	10
	0.0002	0.0006	240	40	600.00	42,000	0.0004	8	80	250.00	21,540	80.000	3	40	900.00	40,000	0.0002	4
	0.0001	0.0003	120	20	600.00	21,000	0.0002	4	40	250.00	10,770	160.000	1	20	900.00	20,000	0.0001	2

have used are the same as those used in previous calculations for the Plan and Alternatives. The general character of the Center, and have been used as that employment figures can be generated for comparison to Pipeline development.

Industrial Multipliers are also those used for previous calculations. Multipliers are then used for the production tier.

Appendix G:
Population and Employment Growth
Under Alternative Futures

NJSP

Population

Last Revised: 17-Jan-88

Filename: POPTREND.NR1

Tier	Population		TREND		MAX. CONCENTRATION			CORR/MODES (THE PLAN)		
	1985	Population	(Diff 85-2010)	Percent	Population	(Diff 85-2010)	Percent	Population	(Diff 85-2010)	Percent
1	2,589,009	2,485,413	(103,596)	-4.0%	2,671,019	82,810	3.2%	2,609,684	20,675	0.8%
2	2,092,307	2,210,298	117,991	5.6%	2,376,068	277,761	13.2%	2,293,182	194,875	9.3%
3	1,148,723	1,679,651	530,928	46.2%	1,638,894	490,171	42.7%	1,638,894	490,171	42.7%
4	136,995	188,816	51,821	37.9%	164,772	27,777	20.3%	166,757	29,762	21.7%
5	265,277	374,219	108,942	41.1%	388,315	123,038	46.4%	393,043	127,766	48.2%
6	175,853	260,809	84,956	48.3%	182,566	6,713	3.8%	221,688	45,835	26.1%
7	376,492	549,886	173,394	46.1%	384,920	8,428	2.2%	467,483	90,911	24.1%
8	171,828	1,234,662	1,062,834	617.0%	882,538	710,710	40.8%	925,997	154,171	20.0%
TOTAL	7,562,482	8,853,818	1,291,336	17.1%	8,689,884	1,047,402	13.8%	8,716,648	1,154,166	15.3%

NJSP
 Employment
 Last Revised: 17-Jan-88
 File name: EMPTREND.WR1

Tier	Employees (1985)	TREND Employees	Diff(85-2010)	Percent (85-2010)	MAX. CONC. Employees	Diff(85-2010)	Percent (85-2010)	CORR./NODES Employees	Diff(85-2010)	Percent (85-2010)
1	1,062,987	1,117,301	54,314	5.1%	1,201,099	138,112	13.0%	1,173,166	110,179	10.4%
2	1,019,131	1,531,854	511,923	50.2%	1,645,803	626,752	61.5%	1,588,469	569,338	55.9%
3	810,923	874,058	63,127	59.4%	1,010,577	399,654	65.4%	1,010,577	399,654	65.4%
4	105,866	139,703	34,637	33.0%	144,942	39,076	38.0%	146,688	41,622	39.6%
5	137,445	247,956	110,511	80.4%	257,254	119,809	87.2%	260,354	122,909	89.4%
6	72,067	128,112	56,045	77.8%	89,678	17,611	24.4%	108,895	36,828	51.1%
7	129,852	164,648	34,796	26.8%	115,254	(14,598)	-11.2%	139,951	10,099	7.8%
8	167,275	263,175	95,900	57.3%	171,864	3,789	2.3%	197,381	30,106	18.0%
TOTAL	3,304,746	4,565,999	1,261,253	38.2%	4,635,750	1,331,004	40.3%	4,625,481	1,320,735	40.0%

Figure G-2

Appendix H:

Population, Households,
Employment, Residential, and Non-
residential Acreage, On-site, Site-
related and Off-site Infrastructure
Cost Estimates for Alternative
Concepts

RJSP
Population Composition Data
Last Revised: 17-Jan-88
Filename: POPREI.NPI

TREND

Fier	Single Multiplier	Multi Multiplier	Increment 2010	Single Population	Single 3.00/DU	Single DU/Acre	Single ACRES	Multi Population	Multi 2.00/DU	DU/ACRE	Multi ACRES	Tot. Resid. Acres
1	25%	75%	102,592	25,653	3	12.00	0	177,697	0	70.00	0	0
2	25%	75%	119,965	25,997	16,854	5.00	1,256	83,992	32,687	25.00	1,367	1,516
3	33%	67%	430,934	112,205	50,206	9.00	6,023	200,726	110,054	25.00	4,402	10,425
4	33%	67%	21,021	7,261	2,345	6.00	457	14,020	5,573	10.00	306	806
5	33%	67%	109,002	35,911	13,711	6.00	2,265	73,031	21,031	10.00	2,704	5,069
6	95%	5%	84,950	86,700	26,466	0.50	52,932	4,740	1,393	3.00	464	53,396
7	95%	5%	179,394	164,724	56,011	0.50	100,034	0,670	2,043	2.00	1,421	109,655
8	95%	5%	462,036	439,694	140,106	0.50	280,371	23,102	7,509	2.00	3,794	292,160
TOTAL			1,201,336	872,605	306,220		659,303	410,731	107,070		10,522	472,035

MAX. CONCENTRATION

Fier	Single Multiplier	Multi Multiplier	Increment 2010	Single Population	Single 3.00/DU	Single DU/Acre	Single ACRES	Multi Population	Multi 2.00/DU	DU/ACRE	Multi ACRES	Tot. Resid. Acres
1	25%	75%	82,010	20,703	0,055	12.00	671	62,100	20,166	70.00	345	1,017
2	25%	75%	273,761	69,040	27,020	9.00	3,002	200,321	81,050	25.00	3,202	6,245
3	33%	67%	490,171	101,756	61,057	9.00	6,051	320,415	125,102	25.00	5,007	11,050
4	33%	67%	27,777	9,166	3,094	6.00	502	10,011	1,004	10.00	443	1,026
5	33%	67%	123,030	40,605	15,476	6.00	2,579	82,435	31,022	10.00	3,102	5,127
6	95%	5%	6,713	6,371	2,091	0.50	4,103	336	110	3.00	37	4,715
7	95%	5%	1,020	0,007	2,626	0.50	5,251	421	130	2.00	69	5,320
8	95%	5%	30,764	29,160	9,545	0.50	16,130	1,535	503	2.00	252	19,307
TOTAL			1,047,402	345,221	129,004		42,250	702,101	269,674		12,530	54,700

CORRIDORS/RODES

Fier	Single Multiplier	Multi Multiplier	Increment 2010	Single Population	Single 3.00/DU	Single DU/Acre	Single ACRES	Multi Population	Multi 2.00/DU	DU/ACRE	Multi ACRES	Tot. Resid. Acres
1	25%	75%	20,675	5,169	2,011	12.00	168	15,566	6,034	70.00	86	254
2	25%	75%	194,075	40,719	10,957	9.00	2,106	116,156	56,070	25.00	2,215	4,301
3	33%	67%	490,171	101,756	61,057	9.00	6,051	320,415	125,102	25.00	5,007	11,050
4	33%	67%	29,702	9,021	3,744	6.00	620	15,047	7,041	10.00	475	1,099
5	33%	67%	127,766	42,103	16,071	6.00	2,679	85,603	32,629	10.00	3,263	5,941
6	95%	5%	45,035	43,543	14,775	0.50	20,550	2,292	752	3.00	251	26,042
7	95%	5%	90,911	86,365	20,321	0.50	56,642	4,506	1,491	2.00	705	57,300
8	95%	5%	154,171	146,462	40,020	0.50	96,057	7,709	2,520	2.00	1,264	97,321
TOTAL			1,150,166	543,995	193,060		193,640	610,167	233,006		13,366	207,050

Note:
The number of single family and multi-family units have been weighted to reflect the proportion of the population represented by that type of dwelling unit.
These weights have been applied to the incremental population in that type of dwelling unit.

The formula for weighing the data is: (proportion of multi-family=x, proportion of single family=y)
For tiers 1 and 2: $x=y$ ($x=75/25y$)
 $2.6x + 3.88y = \text{Incremental population}$
 $2.4(3y) + 3.88y = \text{Incremental population}$
 $10.28y = \text{Incremental population}$
 $y = \text{Incremental population}/10.28$

For tiers 3, 4 and 5: $x=2.83y$ ($x=87/33y$)
 $y = \text{Incremental population}/7.95$

For tiers 6 through 8: $x=0.853y$ ($x=5/55y$)
 $y = \text{Incremental population}/3.21$

Jan-06

Office Multiplier	Industrial Multiplier	Res. Emp. 2010	Commercial Employment	MSM Cons/Exp Ratio	Commercial Sq. Foot	Tier Ratio	Acres	Office Employment	MSM Office/E Ratio	Office Sq. Foot	Tier Ratio	Acres	Industrial Employment	MSM Ind/Exp Ratio	Industrial Sq. Foot	Tier Ratio	Acres	Tot. Employ
0.02	0.13	54,334	2,716	600.00	9,629,420	5,400.00	362	64,537	250.00	11,130,370	15,700.00	700	7,061	600.00	3,530,470	5,900.00	500	54
0.02	0.13	511,823	25,796	600.00	95,251,516	5,400.00	1,044	618,111	250.00	104,540,315	18,500.00	1,005	86,950	600.00	33,274,905	5,900.00	5,000	511
0.33	0.30	343,127	161,676	600.00	51,005,336	5,200.00	11,737	199,632	250.00	29,951,970	5,000.00	3,321	161,620	600.00	30,001,165	5,100.00	13,004	343
0.30	0.10	34,837	16,626	600.00	9,975,456	5,200.00	1,818	13,508	250.00	3,377,100	9,000.00	375	8,583	600.00	2,751,605	5,100.00	401	34
0.00	0.05	180,511	5,526	600.00	3,315,330	4,500.00	577	99,460	250.00	20,064,975	5,000.00	1,857	8,826	600.00	2,762,375	3,900.00	700	180
0.00	0.10	50,005	3,002	600.00	1,681,350	1,000.00	885	47,830	250.00	11,009,563	2,400.00	4,501	5,885	600.00	2,062,250	1,500.00	1,060	50
0.00	0.10	30,736	1,040	600.00	1,003,000	1,000.00	545	20,577	250.00	1,304,150	2,600.00	2,004	5,000	600.00	1,729,000	1,500.00	1,160	30
0.00	0.10	90,900	6,796	600.00	2,877,000	1,000.00	1,510	87,515	250.00	29,370,750	2,600.00	3,830	9,590	600.00	6,795,000	1,500.00	5,197	90
TOTALS		1,201,253	163,476	600.00	16,805,462		29,421	615,864	250.00	213,961,100		33,327	240,833	600.00	621,006,600		27,487	1,261

Office Multiplier	Industrial Multiplier	Employment 2010	Commercial Employment	MSM Cons/Exp Ratio	Commercial Sq. Foot	Tier Ratio	Acres	Office Employment	MSM Office/E Ratio	Office Sq. Foot	Tier Ratio	Acres	Industrial Employment	MSM Ind/Exp Ratio	Industrial Sq. Foot	Tier Ratio	Acres	Tot. Employ
0.02	0.13	330,112	5,006	600.00	8,143,360	5,400.00	763	119,252	250.00	20,312,000	15,700.00	1,000	17,955	600.00	6,977,700	5,900.00	1,527	330
0.02	0.13	676,752	31,370	600.00	10,002,560	5,400.00	2,402	619,937	250.00	120,484,160	18,500.00	12,237	81,470	600.00	40,130,000	5,900.00	6,905	676
0.33	0.30	390,054	111,003	600.00	57,541,972	5,200.00	12,912	131,006	250.00	32,971,455	5,000.00	3,063	155,005	600.00	17,832,530	5,100.00	15,201	390
0.30	0.13	39,070	19,100	600.00	11,604,700	5,200.00	2,709	15,562	250.00	3,867,910	9,000.00	632	5,100	600.00	2,591,940	5,100.00	500	39
0.00	0.05	110,000	5,000	600.00	9,500,270	4,000.00	734	107,620	250.00	26,957,025	6,000.00	3,004	5,000	600.00	2,905,325	3,000.00	700	110
0.05	0.10	11,511	801	600.00	520,520	1,000.00	270	10,000	250.00	3,742,330	2,600.00	1,031	1,201	600.00	600,950	1,500.00	507	11
0.05	0.10	(10,500)	(730)	600.00	0	1,500.00	0	(12,400)	250.00	0	2,600.00	0	(1,000)	600.00	0	1,500.00	0	(10)
0.05	0.10	3,700	100	600.00	112,610	1,000.00	60	3,221	250.00	905,160	2,600.00	390	379	600.00	109,650	1,500.00	126	3
TOTALS		1,231,005	175,617	600.00	105,006,950		29,041	606,236	250.00	215,161,016		33,046	217,152	600.00	196,705,055		25,687	1,311

Office Multiplier	Industrial Multiplier	Employment 2010	Commercial Employment	MSM Cons/Exp Ratio	Commercial Sq. Foot	Tier Ratio	Acres	Office Employment	MSM Office/E Ratio	Office Sq. Foot	Tier Ratio	Acres	Industrial Employment	MSM Ind/Exp Ratio	Industrial Sq. Foot	Tier Ratio	Acres	Tot. Employ
0.02	0.13	110,179	5,500	600.00	9,305,370	5,400.00	612	90,347	250.00	22,500,695	15,700.00	1,430	16,323	600.00	7,061,835	5,900.00	1,216	110
0.02	0.13	565,730	26,467	600.00	67,000,140	5,400.00	3,163	603,057	250.00	116,714,790	18,500.00	11,116	70,874	600.00	31,006,970	5,900.00	6,272	565
0.33	0.30	390,054	111,003	600.00	57,541,972	5,200.00	12,912	131,006	250.00	32,971,455	5,000.00	3,063	155,005	600.00	17,832,530	5,100.00	15,201	390
0.30	0.13	41,822	19,879	600.00	11,907,130	5,200.00	2,305	16,273	250.00	4,050,105	9,000.00	651	5,411	600.00	2,705,430	5,100.00	530	41
0.00	0.05	122,000	5,145	600.00	3,607,270	4,000.00	753	109,610	250.00	27,954,525	6,000.00	4,003	5,145	600.00	3,372,725	3,000.00	700	122
0.05	0.10	36,020	1,011	600.00	1,104,040	1,000.00	501	31,304	250.00	3,075,950	2,600.00	3,010	3,043	600.00	1,001,000	1,500.00	1,220	36
0.05	0.10	50,000	505	600.00	202,970	1,000.00	159	0,500	250.00	2,146,030	2,600.00	825	1,010	600.00	604,950	1,500.00	332	50
0.05	0.10	30,100	1,545	600.00	603,100	1,000.00	475	25,500	250.00	6,291,525	2,600.00	2,401	3,011	600.00	1,305,300	1,500.00	1,004	30
TOTALS		1,220,730	175,025	600.00	105,512,770		29,061	601,410	250.00	220,354,629		37,031	203,462	600.00	131,730,040		26,653	1,320

RJSP
Onsite and Site-related Development Costs
Last Revised: 17-Jan-88
Filename: DEVCOST.MRI

TREND

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a	Total Devel. Costs
1	1,609	0	0	1,609	0	\$44,160.00	\$71,052,400.00
2	10,479	1,210	1,307	20,996	43,575	\$30,640.00	\$611,295,400.00
3	20,949	0,423	0,402	21,770	144,250	\$55,200.00	\$2,173,224,000.00
4	2,735	457	340	3,530	8,310	\$60,720.00	\$214,940,000.00
5	5,042	2,295	2,794	10,131	41,500	\$66,240.00	\$669,752,640.00
6	7,394	52,492	404	60,270	27,050	\$5,520.00	\$555,072,000.00
7	4,553	100,034	1,421	114,000	56,860	\$5,520.00	\$1,479,655,360.00
8	12,549	200,371	2,794	304,714	151,724	\$5,520.00	\$2,804,071,360.00
Total	81,266	159,312	10,520	555,070	294,193		\$4,459,461,920.00

MAX. CONCEN.

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a	Total Devel. Costs
1	0,092	671	305	5,100	32,222	\$44,160.00	\$225,560,200.00
2	22,623	3,002	3,202	28,827	100,070	\$30,640.00	\$1,115,420,300.00
3	31,056	6,051	5,001	42,108	100,030	\$55,200.00	\$2,413,012,000.00
4	3,109	502	403	4,014	10,500	\$60,720.00	\$253,045,200.00
5	5,006	2,579	3,102	11,107	40,300	\$66,240.00	\$741,026,300.00
6	2,304	0,103	37	6,520	2,701	\$5,520.00	\$53,144,400.00
7	0	5,251	89	5,320	2,764	\$5,520.00	\$51,257,200.00
8	496	15,120	252	15,870	10,069	\$5,520.00	\$109,473,000.00
Total	69,900	42,249	12,537	124,672	299,659		\$5,042,649,400.00

CORRIDOR/ROADS

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a (Dollars)	Total Devel. Costs (Dollars)
1	3,265	160	86	3,510	6,065	\$44,160.00	\$155,399,600.00
2	20,551	2,106	2,275	24,932	75,027	\$30,640.00	\$963,372,400.00
3	31,056	6,051	5,007	42,114	100,030	\$55,200.00	\$2,413,012,000.00
4	3,207	620	475	4,305	11,300	\$60,720.00	\$266,312,320.00
5	5,607	2,679	3,263	11,549	40,701	\$66,240.00	\$765,005,760.00
6	4,019	20,550	251	14,820	15,030	\$5,520.00	\$304,604,160.00
7	1,321	56,642	705	58,668	29,812	\$5,520.00	\$560,175,200.00
8	1,931	96,957	1,204	100,090	50,556	\$5,520.00	\$959,350,720.00
Total	74,645	193,635	13,366	281,646	426,154		\$6,387,310,000.00

Figure H-3

NOTE:

The Development Cost Factors for tiers 6, 7, and 8 are calculated using a 2-step process.

This is because development in these tiers will be at lower densities than the other tiers, and because the amount of infrastructure provided will not be as great.

The formula for determining these costs is:

Total number of developed acres x \$4,520/acre + Total number of DU's x 6.0 x \$5,000.

RISP
 Onsite and Site-related Development Costs
 Last Revised: 17-Jan-88
 Filename: DEVCSF.MR1

TREND

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a	Total Devel. Costs
1	1,609	0	0	1,609	0	\$44,160.00	\$71,053,440.00
2	18,479	1,210	1,307	20,996	42,575	\$38,640.00	\$811,295,440.00
3	28,845	6,323	6,182	31,350	64,259	\$55,200.00	\$2,171,226,640.00
4	2,735	457	349	3,541	6,310	\$40,720.00	\$214,940,000.00
5	5,002	2,295	2,790	10,111	41,500	\$66,240.00	\$669,752,640.00
6	7,334	52,932	460	60,726	27,059	\$5,520.00	\$555,872,000.00
7	4,553	100,830	1,021	106,404	56,060	\$5,520.00	\$1,079,859,160.00
8	12,549	200,370	3,790	306,710	151,770	\$5,520.00	\$2,004,071,360.00
Total	81,208	459,312	14,520	555,040	390,193		\$4,459,063,920.00

MAX. CONCEN.

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a	Total Devel. Costs
1	4,092	671	345	5,108	32,222	\$44,160.00	\$225,569,200.00
2	22,623	3,002	3,242	28,867	100,070	\$38,640.00	\$1,115,420,800.00
3	31,056	6,051	5,007	42,114	106,039	\$55,200.00	\$2,413,012,000.00
4	3,143	502	443	4,114	10,500	\$40,720.00	\$253,045,200.00
5	5,466	2,579	3,102	11,147	46,050	\$66,240.00	\$741,026,880.00
6	2,264	4,163	37	6,524	2,201	\$5,520.00	\$53,040,400.00
7	0	5,251	89	5,320	2,764	\$5,520.00	\$51,257,200.00
8	496	19,130	252	19,878	10,069	\$5,520.00	\$189,473,040.00
Total	69,906	42,240	12,537	124,722	399,059		\$5,042,649,440.00

CORRIDOR/NOJES

TIER	Non-Residential Acres	Single Family Acres	Multi-Family Acres	TOTAL ACRES	TOT. NUMBER DU's	Development Cost Factor ^a (Dollars)	Total Devel. Costs (Dollars)
1	3,265	160	86	3,511	6,045	\$44,160.00	\$155,399,600.00
2	20,551	2,100	2,275	24,926	75,027	\$38,640.00	\$963,372,000.00
3	31,056	6,051	5,007	42,114	106,039	\$55,200.00	\$2,413,012,000.00
4	3,207	620	475	4,302	11,700	\$40,720.00	\$266,317,200.00
5	5,607	2,679	3,263	11,549	48,301	\$66,240.00	\$765,005,760.00
6	4,019	20,550	251	24,820	15,330	\$5,520.00	\$304,660,160.00
7	1,320	56,642	745	58,707	29,812	\$5,520.00	\$560,176,200.00
8	1,939	36,957	1,264	40,160	50,536	\$5,520.00	\$959,358,720.00
Total	74,645	193,625	13,366	281,636	426,156		\$6,107,310,040.00

USP
Infrastructure Costs (Off-Site)
Last Revised: 17-Jun-08
Filename: SMCOSTA.MRI

SANITARY SEWERS

RENO	Single Family Hr	Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	Cost for Treatment
1	0	0	0	0	0	2,716	83,456	44,537	1,069,000	1,061	2,924,400	3,936,744	\$11,010,557.6
2	10,094	3,353,352	32,602	5,686,648	25,596	409,536	419,777	10,074,640	64,550	26,079,000	46,146,204	\$133,073,991.8	
3	54,200	10,693,640	110,054	19,149,396	101,076	1,026,016	119,032	2,075,060	141,620	50,660,000	90,095,620	\$201,207,321.2	
4	2,745	845,460	6,573	869,702	16,626	266,016	13,500	320,102	4,503	1,001,200	4,706,570	\$12,199,053.0	
5	13,716	4,322,980	23,037	4,043,630	5,526	80,416	99,060	2,307,040	5,526	2,710,000	13,752,402	\$39,002,197.0	
6	26,406	8,151,520	1,393	242,302	2,002	44,032	47,630	1,143,312	5,605	2,242,000	11,024,054	\$3,428,075.6	
7	54,011	10,637,236	2,043	490,602	1,700	21,040	29,571	709,040	2,490	1,392,000	19,261,606	\$5,505,065.7	
8	144,106	44,400,300	7,500	1,320,406	4,905	76,720	61,515	1,936,360	9,590	3,036,000	51,590,054	\$14,963,667.8	
Total	306,225	94,317,300	107,071	32,706,954	161,477	2,543,632	655,044	20,540,756	243,935	97,974,000	217,722,142	\$502,507,030.2	

MR. CONCENTRATION

Year	Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	Cost Per Treatment
1	0,055	2,430,000	24,106	4,204,004	8,906	110,096	113,252	2,710,000	11,955	1,102,000	10,000,360	\$40,419,067.2
2	27,020	8,322,060	81,050	10,104,266	31,330	501,400	513,037	12,334,400	61,470	37,591,200	67,053,522	\$196,775,213.0
3	61,657	10,090,356	125,102	21,701,660	111,903	1,790,440	131,006	2,165,264	155,065	62,346,000	100,073,736	\$313,413,034.6
4	3,494	1,076,152	1,094	1,230,356	19,140	306,240	15,552	373,240	5,104	2,073,000	5,063,596	\$14,604,020.4
5	15,476	4,766,000	31,022	5,667,020	5,990	95,000	107,020	2,507,072	5,990	2,396,000	15,313,140	\$44,409,069.2
6	2,091	644,020	110	19,140	801	14,000	16,069	350,256	1,761	704,000	1,740,920	\$504,066.0
7	2,626	000,000	130	20,012	(730)	0	(12,000)	0	(1,000)	0	0	\$201,517.0
8	9,563	2,946,070	503	87,522	109	3,024	3,221	17,300	370	151,000	3,265,070	\$946,900.3
Total	129,004	48,035,072	299,676	46,023,270	175,617	2,620,952	690,237	21,615,000	267,152	107,044,000	210,000,100	\$610,396,103.9

CORRIDORS/RODES

Year	Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	Cost for Treatment
1	2,011	619,300	6,034	1,049,916	5,509	80,104	39,347	2,160,320	14,323	5,129,200	8,654,976	\$21,999,430.4
2	10,957	5,030,756	56,070	5,035,300	20,067	455,072	466,057	11,204,560	74,014	29,605,000	56,999,716	\$165,299,350.4
3	61,657	10,090,356	125,102	21,701,660	111,903	1,790,440	131,006	2,165,264	155,065	62,346,000	100,073,736	\$313,413,034.4
4	3,744	1,153,152	7,009	1,322,570	19,979	319,664	16,233	309,592	5,011	2,164,000	5,380,302	\$15,513,207.0
5	16,071	4,949,000	32,029	5,077,040	6,345	90,320	110,010	2,054,032	6,145	2,450,000	15,030,466	\$45,931,551.4
6	14,270	4,307,032	752	130,040	1,001	29,456	31,304	751,206	2,602	1,473,200	6,702,732	\$1,906,992.2
7	20,321	8,722,060	1,491	250,034	595	0,000	0,504	206,016	1,010	404,000	9,600,390	\$2,704,115.4
8	40,020	14,792,624	2,520	439,072	1,506	24,000	25,590	614,160	3,017	1,204,000	17,075,636	\$4,951,709.4
Total	193,060	59,464,044	233,007	40,557,130	175,954	2,613,664	691,419	21,154,056	263,462	105,304,000	279,370,002	\$577,060,271.5

ts (Off-Site)

17-Jan-00

.NR1

WATER TREATMENT

Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	
0	0	0	0	2,790	81,800	44,537	1,113,425	7,063	2,824,000	4,010,395	\$1,200
10,694	4,194,190	32,602	2,363,990	25,596	767,800	419,771	10,494,425	66,550	26,620,000	40,440,693	\$13,330
54,206	20,049,310	110,054	11,762,702	101,670	3,050,200	119,832	2,995,000	141,620	50,640,000	95,320,002	\$20,590
2,745	1,056,825	5,573	595,465	16,826	490,700	13,500	337,700	4,503	1,001,200	4,290,170	\$1,200
13,711	5,278,735	27,037	2,075,201	5,526	165,700	99,460	2,406,500	5,520	2,210,400	12,116,782	\$3,930
25,404	10,109,410	1,393	5,703,122	2,002	80,000	47,630	1,190,350	5,005	2,242,000	19,049,542	\$50
54,017	20,796,545	2,043	11,721,609	1,740	52,200	29,577	739,425	3,400	1,392,000	34,701,050	\$1,040
144,106	55,514,010	7,509	31,208,362	4,795	143,450	81,515	2,037,075	9,590	3,036,000	92,017,691	\$2,700
306,325	117,090,625	107,971	66,450,825	161,472	4,044,310	655,044	21,316,100	243,935	97,574,000	300,161,000	\$52,700

Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	
0,055	3,101,175	20,106	1,747,935	0,900	207,100	113,252	2,831,300	17,055	2,102,000	15,009,590	\$4,520
27,020	10,402,700	81,059	5,063,340	31,330	940,140	512,931	12,640,425	81,470	32,591,200	62,045,005	\$10,790
61,657	23,737,945	125,102	13,379,509	111,903	3,357,000	131,006	3,297,150	155,005	62,346,000	106,117,754	\$31,030
3,494	1,345,100	7,094	750,700	10,140	574,200	15,552	300,000	5,104	2,073,000	5,139,900	\$1,540
15,416	6,950,260	31,472	3,350,292	5,990	179,700	107,020	2,695,700	5,990	2,396,000	10,507,952	\$4,370
2,001	805,035	110	653,747	001	26,430	14,969	374,225	1,761	700,000	2,363,037	\$700
2,520	1,011,010	130	569,042	(730)	0	(12,400)	0	(1,400)	0	1,500,052	\$400
9,505	3,602,525	502	2,075,605	109	5,670	3,221	80,525	379	151,600	5,995,925	\$175
129,004	50,043,040	269,070	20,200,520	175,617	5,290,410	600,230	22,516,125	207,452	107,044,000	215,501,703	\$61,300

Single Family DU's	Gallons/Day (SF)	Multi-Family DU's	Gallons/Day (MF)	Commercial Employees	Gallons/Day (Comm)	Office Employees	Gallons/Day (Office)	Industrial Employees	Gallons/Day (Indus)	Total Gallons per Day	
2,011	114,735	6,034	436,307	5,500	165,270	90,347	2,250,675	10,323	5,729,200	9,363,707	\$2,000
10,951	7,290,445	56,070	4,113,650	20,467	654,010	406,057	11,611,425	70,014	29,695,600	53,543,149	\$16,060
61,657	23,737,945	125,102	13,379,509	111,903	3,357,000	131,006	3,297,150	155,005	62,346,000	106,117,754	\$31,030
3,744	1,417,040	7,601	812,440	10,979	599,370	16,233	405,025	5,411	2,164,000	5,423,403	\$1,620
16,071	6,107,335	32,629	3,007,407	8,105	104,350	110,610	2,765,450	6,105	2,450,000	15,002,502	\$4,520
10,279	5,407,015	152	3,010,543	1,040	55,730	31,384	702,000	3,603	1,473,200	10,906,900	\$321
20,321	10,903,505	1,491	8,145,651	505	15,150	8,504	210,600	1,010	404,000	17,602,992	\$530
40,020	10,090,700	2,520	10,422,070	1,505	43,150	25,590	629,750	2,071	1,204,000	30,002,156	\$924
193,060	74,331,100	233,007	41,095,756	175,054	5,275,620	601,419	22,035,475	203,462	105,304,000	210,922,031	\$50,040

treatment costs associated with development in Tiers 0, 7, and 8, costs were assumed to be 10% of the costs for treatment in the other tiers.

is assumed that there will be any developments with on-site systems.

RJSP
Infrastructure Costs (Off-Site)
Last Revised: 17-Jan-00
Filename: INF0057A.MR1

OPEN SPACE

TREND

Tier	Total Acres (Increment)	Total County Land(7%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1	1,609	113	\$5,060,950.00	161	\$7,240,500.00	\$12,300,950.00
2	30,096	1,470	\$36,743,000.00	2,100	\$57,490,000.00	\$89,233,000.00
3	39,370	2,756	\$48,657,500.00	3,937	\$98,425,000.00	\$167,322,500.00
4	3,540	240	\$3,717,000.00	354	\$5,310,000.00	\$9,027,000.00
5	10,111	700	\$10,616,550.00	1,011	\$15,166,500.00	\$25,783,050.00
6	60,730	4,251	\$42,511,000.00	6,073	\$60,730,000.00	\$103,241,000.00
7	104,000	7,001	\$35,912,520.00	11,001	\$51,303,600.00	\$87,216,120.00
8	304,714	21,330	\$25,595,076.00	30,471	\$36,565,600.00	\$62,161,656.00
Total	956,070	30,095	\$229,061,096.00	55,500	\$327,231,200.00	\$556,293,176.00

MAN. CONCENTRATION

Tier	Total Acres (Increment)	Total County Land(7%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1	5,100	360	\$16,090,200.00	511	\$22,905,000.00	\$39,076,200.00
2	20,057	2,021	\$50,517,250.00	2,007	\$72,167,500.00	\$122,684,750.00
3	63,714	3,060	\$76,499,500.00	4,371	\$109,265,000.00	\$185,764,500.00
4	4,174	292	\$4,302,700.00	417	\$6,261,000.00	\$10,563,700.00
5	11,101	703	\$11,746,350.00	1,110	\$16,700,500.00	\$28,526,850.00
6	6,524	457	\$4,564,000.00	652	\$6,524,000.00	\$11,090,000.00
7	5,320	372	\$1,675,000.00	532	\$2,394,000.00	\$4,069,000.00
8	19,070	1,091	\$1,669,752.00	1,900	\$2,305,360.00	\$4,055,112.00
Total	124,772	8,734	\$107,140,352.00	12,477	\$230,703,360.00	\$405,931,712.00

CORRIDORS/RODES

Tier	Total Acres (Increment)	Total County Land(7%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1	3,510	246	\$11,004,050.00	352	\$15,035,500.00	\$26,920,350.00
2	24,932	1,745	\$43,621,000.00	2,493	\$62,330,000.00	\$105,951,000.00
3	43,714	3,060	\$76,499,500.00	4,371	\$109,265,000.00	\$185,764,500.00
4	4,304	307	\$4,605,300.00	430	\$4,579,000.00	\$11,184,300.00
5	11,540	800	\$12,126,450.00	1,155	\$17,323,500.00	\$29,449,950.00
6	33,620	2,354	\$23,539,600.00	3,363	\$33,620,000.00	\$57,159,600.00
7	50,700	4,110	\$10,093,620.00	5,071	\$20,410,600.00	\$44,911,620.00
8	101,360	7,000	\$8,505,040.00	10,126	\$12,151,200.00	\$20,657,040.00
Total	201,896	19,719	\$190,405,560.00	20,170	\$203,550,000.00	\$402,036,360.00

RJSP
Infrastructure Costs (Off Site)
Last Revised: 17-Jan-83
Filename: INFCOST.MRI

SCHOOLS

TIER	Number of Pupils						Cost per Classroom	Total Cost/Tier
	Single Family	Multi-Family	0.74 pupils/du	0.24 pupils/du	Total Number	Classrooms Needed		
	Dwelling Units	Dwelling Units	Single Family	Multi-Family	Pupils in Tier (27 pup./class)			
1	0	0	0.00	0.00	0	0	\$66,000.00	\$0
2	10,094	32,602	0,061.56	1,043.60	15,905	509	\$66,000.00	\$30,879,426
3	54,206	110,054	40,612.44	26,412.06	66,525	2,464	\$66,000.00	\$162,617,644
4	2,705	5,573	2,031.90	1,337.52	3,369	125	\$66,000.00	\$8,234,093
5	13,711	29,037	10,146.14	8,840.00	16,027	623	\$330,000.00	\$210,649,361
6	26,406	1,393	10,504.04	234.32	19,919	730	\$330,000.00	\$249,350,373
7	54,017	2,043	30,072.50	602.32	40,655	1,506	\$330,000.00	\$500,039,110
8	140,100	7,500	100,093.64	1,021.36	100,519	4,019	\$330,000.00	\$1,350,407,111
TOTAL	306,225	107,971	226,007	45,113	271,720	10,064		\$2,577,175,970

Number of Pupils

TIER	Number of Pupils						Cost per Classroom	Total Cost/Tier
	Single Family	Multi-Family	0.74 pupils/du	0.24 pupils/du	Total Number	Classrooms Needed		
	Dwelling Units	Dwelling Units	Single Family	Multi-Family	Pupils in Tier (27 pup./class)			
1	0,055	24,166	5,960.70	5,799.04	11,761	436	\$66,000.00	\$20,747,907
2	27,020	81,050	10,094.00	10,054.16	39,440	1,461	\$66,000.00	\$96,430,791
3	64,657	125,102	45,626.10	30,043.60	75,670	2,803	\$66,000.00	\$184,970,760
4	3,404	7,090	2,505.56	1,707.56	4,200	150	\$66,000.00	\$10,482,071
5	15,476	31,422	11,052.24	7,541.28	10,994	703	\$330,000.00	\$237,770,732
6	2,091	110	1,547.34	26.00	1,574	50	\$330,000.00	\$10,700,093
7	2,626	130	1,943.24	33.12	1,970	73	\$330,000.00	\$24,741,099
8	0,565	503	7,070.10	120.72	7,190	267	\$330,000.00	\$90,110,561
TOTAL	120,304	209,674	96,100	64,722	160,910	5,960		\$692,062,004

Number of Pupils

TIER	Number of Pupils						Cost per Classroom	Total Cost/Tier
	Single Family	Multi-Family	0.74 pupils/du	0.24 pupils/du	Total Number	Classrooms Needed		
	Dwelling Units	Dwelling Units	Single Family	Multi-Family	Pupils in Tier (27 pup./class)			
1	2,011	0,034	1,400.10	1,440.16	2,936	109	\$66,000.00	\$1,177,622
2	10,957	56,070	14,020.10	13,640.00	27,677	1,025	\$66,000.00	\$67,054,040
3	61,657	125,102	45,626.10	30,043.60	75,670	2,803	\$66,000.00	\$184,970,760
4	3,744	7,601	2,770.56	1,024.24	4,595	170	\$66,000.00	\$11,231,133
5	10,077	32,620	11,092.54	7,030.96	19,724	731	\$330,000.00	\$246,009,000
6	14,270	752	10,566.06	180.00	10,747	390	\$330,000.00	\$134,535,767
7	20,321	1,401	20,057.54	357.04	21,315	789	\$330,000.00	\$246,036,979
8	40,020	2,520	35,540.72	606.72	36,147	1,339	\$330,000.00	\$452,512,307
TOTAL	193,060	233,007	142,070	55,041	190,011	7,363		\$1,371,020,100

NJSP
 Infrastructure Costs (Off-Site)
 Last Revised: 11-Jan-88
 Filename: INFCONSTA.WRI
 OPEN SPACE

TIER		Total Acres (Increment)	Total County Land(%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1		1,609	113	\$5,060,350.00	161	\$7,200,500.00	\$12,300,850.00
2		20,996	1,470	\$36,763,000.00	2,190	\$52,490,000.00	\$89,233,000.00
3		39,370	2,756	\$68,897,500.00	3,937	\$98,425,000.00	\$167,322,500.00
4		3,540	240	\$3,717,000.00	354	\$5,310,000.00	\$9,027,000.00
5		10,111	700	\$10,616,550.00	1,011	\$15,166,500.00	\$25,783,050.00
6		60,730	4,251	\$42,511,000.00	6,073	\$60,730,000.00	\$103,241,000.00
7		114,000	7,801	\$35,812,570.00	11,401	\$51,303,600.00	\$87,216,170.00
8		304,714	21,330	\$25,595,970.00	30,471	\$36,565,600.00	\$62,161,650.00
Total		685,070	30,855	\$229,061,050.00	55,500	\$327,231,200.00	\$556,293,170.00

MAX. CONCENTRATION		Total Acres (Increment)	Total County Land(%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1		5,000	350	\$16,090,200.00	511	\$22,005,000.00	\$39,076,200.00
2		20,067	2,021	\$50,517,250.00	2,021	\$72,167,500.00	\$122,684,750.00
3		43,714	3,060	\$76,499,500.00	4,371	\$109,205,000.00	\$185,704,500.00
4		6,174	292	\$4,302,700.00	417	\$6,261,000.00	\$10,643,700.00
5		15,101	703	\$11,746,350.00	1,100	\$16,700,500.00	\$20,526,850.00
6		6,524	457	\$4,566,000.00	652	\$6,524,000.00	\$11,090,000.00
7		5,320	372	\$1,675,000.00	532	\$2,394,000.00	\$4,069,000.00
8		10,070	1,301	\$1,669,752.00	1,000	\$7,305,260.00	\$4,055,112.00
Total		124,772	8,234	\$107,140,352.00	12,027	\$230,703,260.00	\$405,031,112.00

CORRIDORS/RODES		Total Acres (Increment)	Total County Land(%)	Total County Land Cost	Total State Land(10%)	Total State Land Cost	Total Open Space Cost
1		3,519	246	\$11,004,050.00	352	\$15,035,500.00	\$26,920,350.00
2		24,932	1,745	\$43,631,000.00	2,493	\$67,330,000.00	\$105,961,000.00
3		43,714	3,060	\$76,499,500.00	4,371	\$109,205,000.00	\$185,704,500.00
4		6,306	307	\$4,605,300.00	439	\$6,579,000.00	\$11,104,300.00
5		11,549	800	\$12,126,450.00	1,155	\$17,323,500.00	\$29,449,950.00
6		33,630	2,354	\$23,539,000.00	3,363	\$33,620,000.00	\$57,167,000.00
7		50,700	4,110	\$10,493,020.00	5,071	\$26,410,600.00	\$44,911,620.00
8		101,260	7,000	\$8,505,040.00	10,126	\$12,151,200.00	\$20,657,040.00
Total		201,656	19,719	\$190,405,560.00	20,170	\$203,550,000.00	\$402,036,360.00

Figure H-6

Costs (Off Site)
19-Jan-88
ST.WRI

TRANSPORTATION

Single Family Dwelling Units	Multi-Family Dwelling Units	Total SF (1.03 V.F.)	Total MF (1.07 V.F.)	Arterial Cost (Per SF du)	Arterial Cost (Per MF du)	Total Arterial Cost (SF)	Total Arterial Cost (MF)	Total Arterial Costs (Resid.)	Major Collector (Cost/SF du)	Ma
0	0	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	
10,894	32,602	11,229.82	34,969.74	\$0	\$0	\$0	\$0	\$0	\$0	
54,206	110,854	55,432.18	117,757.78	\$2,535	\$2,113	\$141,534,576	\$248,763,310	\$390,297,087	\$543	
2,745	5,573	2,027.35	5,962.11	\$5,070	\$4,225	\$14,334,665	\$25,194,140	\$39,520,804	\$1,085	
13,711	27,837	14,122.33	29,785.59	\$5,070	\$4,225	\$71,600,213	\$125,844,118	\$197,444,331	\$1,085	
26,466	1,393	27,259.90	1,490.51	\$5,070	\$4,225	\$138,208,099	\$6,297,485	\$144,505,583	\$1,085	
54,017	2,843	55,637.51	3,042.81	\$0	\$0	\$0	\$0	\$0	\$0	
144,106	7,589	148,511.58	8,129.23	\$0	\$0	\$0	\$0	\$0	\$0	
306,225	107,971	315,412	201,129			\$365,677,553	\$406,098,973	\$771,776,525		

Single Family Dwelling Units	Multi-Family Dwelling Units	Total SF (1.03 V.F.)	Total MF (1.07 V.F.)	Arterial Cost (Per SF du)	Arterial Cost (Per MF du)	Total Arterial Cost (SF)	Total Arterial Cost (MF)	Total Arterial Costs (Resid.)	Major Collector (Cost/SF du)	Ma
0,055	24,166	0,296.65	25,057.62	\$0	\$0	\$0	\$0	\$0	\$0	
27,020	81,059	27,830.80	86,733.13	\$0	\$0	\$0	\$0	\$0	\$0	
61,657	125,182	63,506.71	133,944.74	\$2,535	\$2,113	\$160,989,510	\$282,958,263	\$443,947,773	\$543	
3,494	7,094	3,598.02	7,590.58	\$5,070	\$4,225	\$18,266,817	\$32,070,201	\$50,316,218	\$1,085	
15,476	31,422	15,940.20	33,621.54	\$5,070	\$4,225	\$80,811,220	\$142,051,007	\$222,868,226	\$1,085	
2,891	110	2,153.73	117.70	\$5,070	\$4,225	\$10,919,411	\$497,203	\$11,416,694	\$1,085	
2,626	130	2,704.78	147.66	\$0	\$0	\$0	\$0	\$0	\$0	
9,565	503	9,851.95	538.21	\$0	\$0	\$0	\$0	\$0	\$0	
129,984	269,674	133,884	288,551			\$270,972,150	\$457,576,753	\$728,548,919		

Single Family Dwelling Units	Multi-Family Dwelling Units	Total SF (1.03 V.F.)	Total MF (1.07 V.F.)	Arterial Cost (Per SF du)	Arterial Cost (Per MF du)	Total Arterial Cost (SF)	Total Arterial Cost (MF)	Total Arterial Costs (Resid.)	Major Collector (Cost/SF du)	Ma
2,311	6,034	2,071.33	6,456.38	\$0	\$0	\$0	\$0	\$0	\$0	
10,957	56,870	19,525.71	66,050.90	\$0	\$0	\$0	\$0	\$0	\$0	
61,657	125,182	63,506.71	133,944.74	\$2,535	\$2,113	\$160,989,510	\$282,958,263	\$443,947,773	\$543	
3,744	7,601	3,056.32	8,133.07	\$5,070	\$4,225	\$19,551,542	\$34,362,221	\$53,913,763	\$1,085	
16,071	32,629	16,553.73	34,913.03	\$5,070	\$4,225	\$83,924,369	\$147,507,552	\$231,431,921	\$1,085	
14,279	752	14,757.37	804.64	\$5,070	\$4,225	\$74,566,366	\$3,359,504	\$77,965,970	\$1,085	
28,321	1,491	29,170.63	1,595.37	\$0	\$0	\$0	\$0	\$0	\$0	
48,020	2,528	49,468.84	2,704.96	\$0	\$0	\$0	\$0	\$0	\$0	
193,060	233,087	196,960	249,403			\$339,031,707	\$460,227,640	\$807,259,027		

Total Maj. Coll. Cost (SF)	Total Maj. Coll. Cost (MF)	Total Maj. Coll. Costs (Resid.)	Total Non-Res. Arterial Costs	Total Non-Res. Maj. Coll. Costs	Total Statewide Non-Res Trans. Costs	Total Statewide Arterial Costs	Total Statewide Maj. Coll. Costs	Total Statewide Transportation Costs
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$30,289,958	\$123,114,638	\$153,463,596	\$296,626,394	\$15,346,368	\$311,972,753	\$686,924,288	\$168,889,955	\$855,734,235
\$5,867,675	\$12,474,826	\$18,342,501	\$38,041,891	\$1,554,258	\$39,596,141	\$69,570,695	\$17,896,751	\$86,667,446
\$15,322,720	\$62,311,454	\$77,634,182	\$158,057,691	\$7,763,418	\$165,821,110	\$347,582,022	\$85,397,681	\$432,899,623
\$29,577,878	\$3,118,147	\$32,695,225	\$109,824,183	\$3,269,523	\$113,093,705	\$254,329,686	\$35,964,748	\$290,294,434
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$78,256,439	\$281,879,065	\$279,325,584	\$586,550,159	\$27,933,558	\$614,483,709	\$1,358,326,884	\$307,269,854	\$1,665,595,738

Total Maj. Coll. Cost (SF)	Total Maj. Coll. Cost (MF)	Total Maj. Coll. Costs (Resid.)	Total Non-Res. Arterial Costs	Total Non-Res. Maj. Coll. Costs	Total Statewide Non-Res Trans. Costs	Total Statewide Arterial Costs	Total Statewide Maj. Coll. Costs	Total Statewide Transportation Costs
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$34,452,398	\$148,186,198	\$174,558,588	\$337,400,308	\$17,455,859	\$354,856,166	\$781,348,881	\$192,814,447	\$973,362,528
\$3,904,120	\$15,879,893	\$19,784,213	\$38,248,326	\$1,978,421	\$40,218,747	\$88,556,544	\$21,762,634	\$110,319,178
\$17,295,204	\$78,336,262	\$95,631,465	\$169,379,852	\$8,763,147	\$178,142,998	\$392,248,878	\$96,394,612	\$488,642,696
\$2,336,797	\$246,228	\$2,583,025	\$8,676,887	\$258,303	\$8,935,190	\$20,093,381	\$2,841,328	\$22,934,709
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$57,989,111	\$226,568,181	\$284,557,292	\$553,697,172	\$28,655,729	\$582,352,901	\$1,282,246,883	\$313,813,021	\$1,595,259,184

Total Maj. Coll. Cost (SF)	Total Maj. Coll. Cost (MF)	Total Maj. Coll. Costs (Resid.)	Total Non-Res. Arterial Costs	Total Non-Res. Maj. Coll. Costs	Total Statewide Non-Res Trans. Costs	Total Statewide Arterial Costs	Total Statewide Maj. Coll. Costs	Total Statewide Transportation Costs
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$34,452,398	\$148,186,198	\$174,558,588	\$337,400,308	\$17,455,859	\$354,856,166	\$781,348,881	\$192,814,447	\$973,362,528
\$8,184,137	\$17,874,382	\$26,058,490	\$40,974,468	\$2,119,849	\$43,094,309	\$94,888,223	\$23,318,339	\$118,206,562
\$17,968,166	\$73,838,053	\$90,998,205	\$175,889,260	\$9,099,820	\$184,988,080	\$407,328,181	\$108,098,025	\$507,418,286
\$15,957,496	\$1,683,387	\$17,640,883	\$59,254,137	\$1,764,080	\$61,018,217	\$137,228,187	\$19,484,884	\$156,624,991
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$72,554,148	\$231,841,914	\$304,395,096	\$613,517,185	\$30,439,609	\$643,956,773	\$1,428,716,592	\$334,835,695	\$1,755,612,286